



AGENDA

**PLANNING COMMISSION
THURSDAY, NOVEMBER 5, 2020 6:00 PM**

**PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning Commission – Special Meeting – September 17, 2020
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. Application #2020-5462; 750 Rosehill Road; Applicant John Spagnolo; Major Site Plan (Rose Hill Townhome Development)
2. Application #2020-5461; 1170 Lancaster Avenue; Applicant Laurie Gunzelman; Major Site Plan (The Oliver)

E. OTHER BUSINESS

1. 2021 Meeting Calendar

F. ADJOURNMENT



MINUTES

PLANNING COMMISSION THURSDAY, SEPTEMBER 17, 2020 6:30 PM

PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: Zollars, Hicks, Furst, Benner
ABSENT: Cullinan

2. APPROVAL OF MINUTES

1. Planning Commission – Special Meeting – August 27, 2020

Changes were submitted by Mr. Furst and updated into the minutes.

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

Mr. Luzader: Thank you, Chairman Zollars, members of the commission. My name is Brett Luzader 1116 Gibson Road. I'd like to examine the application for the proposal known as the Oliver. I contend this application should never have been accepted by the city. The application says the owner is Michael Oliver, which is incorrect. The application was signed by Laurie Gunzelman as the owner's agent, which is incorrect and constitutes fraud. The application was incomplete. According to the new zoning code, applications, procedures and additional procedures are incorporated in a document known as the Development Handbook, which was incorporated by reference in the code. It states that a major site plan application shall be submitted to the planning and zoning administrator 30 days prior to the regularly scheduled meeting of the Planning Commission. Not a special meeting. There is a list of items that must accompany said application. And I repeat, must accompany. This list will include; a traffic access study. We don't have that. Facilities demand worksheet. We don't know how much water is going to use. How much sewer it's going to use. Things like that. A site plan which should include all the surrounding properties, all the addresses, anything within one hundred and fifty feet. That is not included in his application. There's a utility plan that is supposed to list all the easements and how they plan to hook up to water, sewer, etc. That is not included in this plan. There's supposed to be a lighting plan. That is not included. All these things must be included in the application, according to the new zoning code that was adopted March 23rd of this year. I contend the application was fraudulently completed Ms. Gunzelman. Was fraudulently accepted by the city

since it was incomplete and therefore should not be considered by this planning commission for a vote. Thank you.

Mr. Fee: I'm Tom Fee and I live at 73 60 Bryden Road, and I'm concerned about the lack of experience that the developer has on projects like this. Looks like he's been a home remodeler and this is a pretty big project and this is right in our backyards. I'm nervous about that being completed right away. I guess I had another thought, I'm just going to go there. I also wanted to say that we've got a petition that we've been circulating and we've got almost 500 signatures with people that are against this project. That's all I got to say.

Mr. Burns: Todd Burns delivered 1131 Lancaster Avenue. I don't want to beat a dead horse about the traffic count, but one thing I did want to point out is a lot of people are not even using the streets because of Covid they're stuck at home. Theme with schools and so forth, so just to add on to what Brett said. I think that is extremely important, especially with the amount of traffic that goes north and south of Lancaster Avenue. Also what Mr. Fee just said, I don't know what this; how long is involved in this or if we have bothered to ask the developer, how long does this get to last? How long this production will lasts if this does get approved? Has that even been considered? I am a little concerned on the first time. I don't know how much practice somebody can really have to just do something of this caliber. This first time. What else was I going to say? Also, the last thing was I know last meeting we talked about why the height was approved at such high when they're surrounded by one stories. So I don't know if there's a new drawing from last week. Everything looks the same as from what I've seen last time. But I'm just hoping we factor all those things in for the neighbors around it.

Mr. Zollars: Thank you, Mr. Burns. Is that it for public speakers? OK. Thank you all for your participation. Emily, you mind reading some e-mails, please.

Ms. Wheeler: (Emily read the following emails into the record)

****These emails may have not been read in full during the meeting, but the entire email that was sent in will be included in the minutes.****

My name is Valerie Hollenbaugh. My husband and I own a duplex located at 7332-7338 E.

Bryden Rd. We live in one side and rent the other side out. We've been in this house for more than 37 years. We have many concerns about the proposed development. Most of which have already been discussed. If this development goes through, we will no longer enjoy

the privacy we have in our backyard. We will forever be concerned about the high level view

the residents of these three-story units will have of our property. There are no plans for a

privacy barrier on the south side of this development. You can't build or grow a barrier high

enough to take away our concerns. There will be no more privacy. At night, we will no longer enjoy the darkness as this space will be filled with lights from the buildings and the parking lot. It's not something we're looking forward to. Over the years, we've adjusted to the noise the traffic brings on Lancaster Avenue. It's not a big deal. If this development goes through, the noise level is sure to increase to an undesirable and uncontrollable level. Not something we're looking forward to. There was mention about an emergency exit on the south side of this development. The plans are not showing any such exit. How can this development be safe if there is only one way in and one way out? The developer has no experience in multifamily developments. How are you going to hold the developer responsible for making sure if this project gets started that it will also be finished in a timely manner. So, we ask, would you look forward to any of this if this development was going in in your backyard? We are all for development in the City of Reynoldsburg. However, this development on this piece of property is just not the right fit. Even though this might be zoned for this type of development, common sense tells you, it's not meant for this type of development. If this gets approved, we will be extremely disappointed in our city leaders and the people that are on all these committees that have brought this development to the table. If this gets approved, we know our voices were not heard.

My name is George Ono, address 7328 E. Bryden Road, located in the Old Reynoldsburg Neighborhood District which is adjacent to the now proposed project. Based on the comments from the Commissions meeting minutes of August 27, 2020 that this application is for a Major Site Plan approval.

How can the commission approve a Major Site Plan without having all the required

documentation, facts, and submissions or is it only by assumptions?

Is it common practice to allow Cities Re-Zoning to be based on whatever the Developer wants

and then reassure the Developer **"I WILL ZONE TO SUITE"** by the Development Director (Ref

e-mail dated Dec 12, 2019)

Is it common to have a member of the Board of Zoning & Appeals be the agent of

record for
 the property getting Re-Zoned that would be for his or the property owners benefit?
Is it common practice to have the Commission members make an approval decision when they have over 470 residents having signed a petition opposing this project.
Is it common practice to have a Developer who has never done a major project of this magnitude, as stated by his own Architect capable of Funding and completing this development?

The application as presented is incomplete and does not meet the requirements as defined

within the Reynoldsburg Development Handbook and Zoning Codes.

This application should have all the required submissions as stated in Section 1109.09

which are not presented by the original and Revised Agenda attachments for this meeting

which are a Public Record.

Section 1109.09 A. "States the Property Owner or agent thereof is required to sign the application" the Property Owner listed on the application is not the property owner or agent thereof.

Section 1109.09 B. " States a complete application shall include all required submissions" the

required submissions identified in the Reynoldsburg Development Handbook and Zoning

Codes are incomplete or missing.

Section 1109.09 C "States an application will not be deemed to be complete unless and until

the all applications are submitted for reviewed and determined to be in accordance with all

submittal requirements.

This application as submitted should be denied on these facts alone and the fact that the

requirements defined for a Major Site Plan requirements are still missing and are not part

of the Public Record.

Examples: Under a Major Site Plan the plan is required to include certain items such as

Stating the names and addresses of all adjoining property within one hundred and fifty feet

(150") of the proposed development and parcel dimensions. Where is this?

For a Major Site Plan Each sheet shall contain a title block. **Where is the Tree Survey as**

identified per Section 1105.07 and the other sheets required?

Side yard Setbacks as presented in this plan are shown as Eight Feet (8') this does not

meet

the Section 1103.19 RM Codes defined.

Completed Facilities Demand Worksheet is not included. **Why is this not part of the Public Record?**

Record?

Where are the Easements identified?

As stated in the last meeting minutes this proposed project has a Public Dog Park -

Where is the parking Calculation for Mixed Uses (Ref. Section 1105.01)

Where is the Public Easement to this access this?

As stated in the last meeting minutes the Churches parking lot will be used for Emergency vehicles.

Where is the written or recorded Easement agreement for this access?

Based on the overhead photo submitted Utility GIS it shows the area for the Church Easement

being used for parking.

Is there enough parking spaces for the Church? (Ref. Section 1105.01)

HOW DOES THE COMMISSION ADDRESS THE WETLANDS CONCERNS? Please advise!

There were also several comments made by the commission in the last meeting that are not

true factual statements.

There are no 3 story houses on the Northside of Lancaster Ave

There is a side exit to the South (not identified) Etc.

The Commission appears to have quite a few ASSUMPTIONS for this project by ASSUMING items that are required by Zoning Codes and Development Handbook that

have not been provided as Public Record will benefit the residents and citizens of the community.

I believe this project only benefits certain individuals and not the interest for the residents

and citizens of the City.

We all know "WHEN EVER YOU ASSUME" what that outcome can be !

I OPPOSE THIS PROJECT!

C. UNFINISHED BUSINESS

1. Application #2020-5357; 1170 Lancaster Avenue; Applicant Laurie Gunzelman; Major Site Plan - the Oliver

Mr. Zollars: Is that all the emails you have, Emily? Very good. OK. What we'd like to do next is ask the applicant and the architect to discuss since the last meeting what, if anything's developed. Then I want to ask a couple of questions of staff and then we'll go to commission questions and answers.

Ms. Gunzelman: Good evening. Thank you for allowing us to present this evening. We appreciate the opportunity to present to you chairman and commissioners. My

name is Laurie Gunzelman with Gunzelman Architecture and Interiors. This is Michael Oliver, the developer of the project.

Mr. Oliver: Thank you for letting us present to you today.

Ms. Gunzelman: So I thought perhaps maybe we would start with just sort of an overview of the project and kind of go over some of the information that we investigated since the last time we were here. The project is really a neighborhood that provides a variety of different types of units, ranging from one bedroom all the way to three bedrooms. They also provide different levels of the ability for residents to enter into the market, whether it be for a lease or for sale product. The neighborhood has really been developed to be walk able and enjoyed by the surrounding community. It's not meant to be isolated or independent. We're creating walking paths throughout the neighborhood. One of the improvements that we created was to create tree lined streets along the for lease and for sale product. We are actually exceeding the landscape plan in many ways to increase those amount of trees. Some of the changes to the site drawing that we did was we did increase the site setbacks, side yard from the north and from the south. In addition, we also created a green buffer to the south. You can see the south lane where it would come into the in case of emergency, come into the church parking. If there was ever a need for that. We also have, as we come off Lancaster, the site water retention ponds that would have bubblers or types of fountains to keep the water circulating. Again, we did some storm water calculations and we're confident that we can maintain the water onsite as calculated with those water retention ponds. If you want to go to the next sort of image. Thank you. So, again, we're going to talk a little bit about the imagery as far as the site drawings. This is the townhouse first floor plan. All of the parking that is required for residential units are incorporated in enclosed garages that are attached to the dwelling units. The dwelling units on the second level would have the main living. You want to go to the next image? So we have a partial height walk up and then we go another half-height up to the second level. This does several things when you walk up into the unit allows us to create a porch environment before you enter into the entry. It also provides the ability to, you know, have a second double height space in that space, for that area. Then on the third level of the typical townhouse unit plans, if you go to the next sheet, we have both three bedroom and two bedroom units with outdoor living space that gives everyone a little bit more of an outdoor environment. It also creates all of these outdoor balconies that face inward into the project and not out onto the neighbor's area. If you go to the next plan, this is a typical apartment unit block, which basically shows two bedrooms with two baths, two bedroom, one bath and one bedroom, one bath. All of the areas, all of the units have outdoor living space that either faces inwardly to the inner courtyard or out onto the tree lined street. The next image shows the residential facades, which are broken up into townhouse and apartments, and we are using cues from a modern farmhouse esthetic to develop these elevations. So if you go to the next one, which is we just go those in my little bit more detail. So again, the gabled pitch that I think everybody was concerned with from the last meeting occurs only on these two end units. That is a steeper pitch, but if you notice

where the third floor line is, it occurs five feet up. So in order to reduce that gable pitch, I would lose some square footage on the interior, the units making them less efficient, which means I'd have to make them wider, which then would increase my overall density of the all over site coverage of the project. The rest of the pitches of the roofs are anywhere from seven to nine, nine twelve pitch, which is a very standard, typical pitch of any typical house that you would see of this era. If you go to the next elevation. This isn't just a typical elevation of Lancaster Avenue. What's different about this from the other townhouse units is that we are creating sort of an upper level porch, if you will, so that there is some type of a porch element that's addressing Lancaster elevation. The next image is the apartments. Again, we do not have any of the dramatic green gables on this. They are three level units, each with their own independent space. That's a balcony that's outdoors. Next slide. The one the areas that are facing the street. We are incorporating small cues from the farmhouse esthetic creating smaller cable units on the elevation. Next slide. This is the typical palette of the project. We're mainly going to be using a board and baton type of system with a panel board trim and black windows and doors. We also have a; it's basically a white gray brick that would be used at the base water table and the dimensional shingle required by the project's design esthetic board as well as the gutters. That's pretty much all there is for that. The next slide, please. These are just some renderings, so we can kind of just pop through these. This rendering is from what would be the dog park. I'm looking south, east, southwest. This is just kind of a typical elevation that you would see the trees would probably that you're seeing right there are more ornamental in nature. We don't have them all selected. We would work with the City of Reynoldsburg to comply with a standard tree list. Those trees would eventually grow up to approximately 15 feet to 20 feet. Next slide. This is looking again from the dog park at the apartments. This is the tree line that we added to the project. We also incorporated a water table base of brick. So it's creating a little bit more of a base on the bottom half of the project. Next slide. This is the Lancaster Avenue elevations that have the four units that we presented last week. We intend that there would be more shrubbery and so forth, but obviously we can't show everything and in order to be able to see the elevation. And next slide. This is the entry that we're intending as you would enter into the development with a stone bridge. This is showing the water retention that would happen on either side of the entry bridge as well as we have a walking path that's also adjacent to the roadway there so that people can walk into the development and walk out of the development of their free will. Next slide. This is the development summary, which shows we have 32 townhouse units. We have 56 apartment units and we meet all of the requirements of the zoning for this particular parcel, including parking setbacks and height. So part of this development says we've been working through the project. Michael has been talking to adjacent people off of Gibson has acquired this property. We feel this is a great opportunity for the project as well. One of the goals that Michael has always had for the development. Aside from being walkable community, is that he wants the ability for anybody living here to be able to take their children to school, walk them to school, use a bike path with it. This is a recent development and we really feel like this is a great opportunity to create a nice walking path and bike path to get through to Gibson and around then to the school.

We don't have exactly a knowledge of what we would put here, but my thought would be it could be a playground of some sort. Or some type of amenity that we could again give back to the community. This is sort of the property that in its current state, I guess it has not been occupied for some time. It's been as sort of a state of disrepair. But it was obviously a great opportunity for the neighborhood to be able to make that connection over and to the areas on Gibson. We also were asked to look at different strategies, like to see if there was a way to make this project work in other ways. This was one strategy that we were asked to look at in designing two separate units off of Lancaster Avenue. I have a rendering to you on the next slide. The challenge that we're having with this is with the calculations that we were provided by the civil engineer. The water retention ponds, the right dwelling gets awfully close to the edge of that. We don't have all final engineering calculations, but we're a little concerned that it would separate it too far over into that retention area. We just thought it might be a safety concern for us, obviously, that we can look at this further. Other things that we looked at were how we keep the density so that would pencil in the perma and allow for the project to move forward, but maybe go to two stories. The problem is we need a certain unit density in order to make that happen. To achieve just a two story building, which was really what I got, I think the essence was that was asked of us last time. The problem is we basically would lose our for sale product because we basically would have to take that down to half the quantity in order to have an attached two car garage. So it does it's not quite two, but it was like a 30 percent less, which created hardship and wouldn't pencil the project out. We would also have taken another level off the units. Now, we did find a way to make it work with all apartments and all surface parking with no garages at 90 units, but they would all be two story. But we would have quite a bit more car surface, car visible. So there'd be a lot more parking lots instead of having garaged cars and we would have to remove the for sale product. So we did look at those in the last two weeks that we've had to be able to prepare for this evening. So those are the strategies that we looked at that we were asked to look out from last time. Michael's here to be able to present sort of his story and why this development is so important to him. I'll let him kind of take the floor.

Mr. Oliver: So I wanted to really just take the opportunity to formally introduce myself. I know that I was absent at the previous meeting and I do apologize for my absence. I think that a lot of people don't really understand. I really have personal ties to Reynoldsburg. I spent years growing up in Reynoldsburg. I lived off of Tussing. I lived off of Livingston. And I've also raised children in Reynoldsburg. My children attend Reynoldsburg schools right now. And so for this project, it's more than just another development. It's the opportunity to really work with the city and then also the schools have a positive impact from the development. Even after graduation, I lived in Reynoldsburg. I've renovated houses and Reynoldsburg. I've sold property even to the Mayor. And working with the city it was very important for me to establish relationships because of how important the city is. Sorry, I don't do a lot of public speaking. As she spoke about the house that is adjacent and the neighborhood that was northeast. You know, we thought that it would be a great opportunity, one to, like she said, add some walking paths to give the community

opportunity to have access to the school. But I also thought that it may be a great opportunity to work with the community to see what is more important to them. If that is something that's important, that is something that we wanted to utilize for or if it meant us getting the property renovated and put a family in it. That is something that we can look at as well. As far as my team, me, myself, they would be right. I'm not as experienced in this side of it. But, you know, I do a lot of residential work. I'm very familiar with these types of projects. But more importantly, it was important that I seek out, hire, consult and partner with people with a lot of experience. My current team has over 100 years of experience combined. Laurie has 24 years' experience in architecture. My mentor, my main consultant in this project. He has 31 years' experience, all in multifamily. He owns 1300 units. He's adding another thousand units this year and he's doing 450 single family. So he's very, very proficient. My builder, the GC that will be on this project, Mulberry Design. They have twenty six years' experience as well on multi-family land development, commercial, everything very proficient. Also our engineer, my engineer has 20 years' experience in that field. So it's really important to have the vision to try to understand what's important to a city and to the community and work with my team to make those things happen. So hopefully we're able to do that. I know there's been a lot of pushback, but I just want the city to know and the planning commission to know that we hear all of the concerns and you know, it's my personal. It's just important to me that we addressed as much of that as possible. Thank you.

Mr. Zollars: Anything else, Mr. Oliver?

Mr. Oliver: No, not right now.

Mr. Zollars: All right. Since we're up here. Is there anything at this point that staff wants to discuss either Mr. Shook or Mr. Bowsher, on any of the topics that are pertinent? If not, we can go into the commissioner's questions and discussion.

Mr. Shook: I'm going to address a couple of things, Mr. Oliver. One of the citizen comments here this evening addressed some of the application requirements. You heard those comments, is that correct?

Mr. Oliver: I did.

Mr. Shook: Among other things, one of the comments was that the application you submitted indicated that you own this property. Is that right?

Mr. Oliver: Yes.

Mr. Shook: OK. And at this current moment, you do not own that property, is that correct?

Mr. Oliver: That is incorrect. We actually purchased a property since the last meeting. I don't know if it's reflective, but I've closed on it.

Mr. Shook: You closed on it since the last meeting?

Mr. Oliver: No, we closed on it actually this morning.

Mr. Shook: Excuse me. I know everybody in the audience is going to ask questions that we had to kind of keep it kind of here. So we have some structure and procedure. So you're indicating that you signed the closing documents this morning and that you are now the title owner in this property, is that correct?

Mr. Oliver: I am.

Mr. Shook: OK. At the time you submitted the application where you the title or the property?

Mr. Oliver: I was not.

Mr. Shook: Did you have permission from the title of the owner of the property to submit the application?

Mr. Oliver: I did.

Mr. Shook: We also heard a comment about other application requirements, such as the requirement for let's just kind of go through them, a lighting plan that addresses applicable district requirements. Do you feel as though your application addresses those issues?

Mr. Oliver: I will have to consult with Laurie. We worked together on getting the application, and I'm not exactly sure if...

Mr. Shook: If Laurie can answer the question.

Ms. Gunzelman: The existing app location documents do not. We have every intention of submitting the required documents for the application that would be needed that have been either not addressed or needs to be further addressed by them by the commission.

Mr. Shook: OK. So would you recognize that in response to those concerns by the resident that there are items that the code requires for an application that are missing from this application?

Ms. Gunzelman: Absolutely. We understand that there are certain code requirements and responsibilities of engineers and our other consultants for this project on the application.

Mr. Shook: I'm not going to go through the rest of them because I think you heard

traffic access study, correct?

Ms. Gunzelman: Yeah.

Mr. Shook: A water site plan, correct?

Ms. Gunzelman: Yeah.

Mr. Shook: In addition, the application did not have a list of the addresses of the adjoining properties. Correct?

Ms. Gunzelman: Correct.

Mr. Shook: I just wanted to ask those questions in response to the residents' concerns.

Mr. Zollars: Thank you, Mr. Shook.

Mr. Bowsher: It slipped our mind. We did receive an email today from the previous property owner, the church, if you'd like me to read it into the record, I'd be more than happy to. It is from the Pastor itself. If the Planning Commission would like that?

A couple of the Planning Commission members have reached out and I have done my best to respond. I am sending this note to you, so that you may pass this on to any of the members that you feel may be interested in an expression from us regarding the Oliver project. I am leaving momentarily on a trip that has been planned for well over a year and would not want our absence from tonight's meeting to interpret it as a lack of support for what Michael Oliver and his team are attempting to accomplish through this endeavor. For our part, we welcome the opportunity to have Michael Oliver in this project as our new neighbors. Mr. Oliver has been consistent and credible in his representations to us, and has also been very responsive to any concerns we have raised in our discussions with him. Our congregation is committed to updating the presentation of our property in concert with the activity that will be happening next door to us, and hopefully, in time. All who have driven by for decades will come to enjoy the updated look and feel of the neighborhood. And, of course, we are hopeful that our new neighbors will consider us as they look for a church home close to where they will reside. Mr. Oliver approached us before COVID-19 so dramatically altered the way our church family does worship in congregational life. However, we are grateful for his commitment to the area and willingness to invest in our neighborhood in such a meaningful way and at such a momentous time. We believe it is likely that others who have talked about developing the land in the past would not have been nearly as resourceful or maintain the same type of resolve. We have determined that it would be less than fruitful to respond to the misinformation and inaccurate comments that have circulated on social media regarding this project. Of course, we are aware that any new development should expect the scrutiny of this planning commission, and we appreciate the thoughtful deliberation and due diligence this project is receiving from

the members. With appreciation, Pastor Robert Linder, Grace Apostolic Church.

Mr. Zollars: Thank you, Mr. Bowsher. Okay, let's open up to commissioners. Applicants, if you would stay here just for a couple of minutes while we get some questions out. Mr. Hicks, let's go round the table this way.

Mr. Hicks: Thank you, Mr. Chairman. I did have a question in regards to the facade on the four unit building facing Lancaster Avenue. I don't know if we have a slide that specifically in regards to the finish of the materials. Understanding that the siding materials and the top, you know, two thirds of the project. But along the staircases that come down into those patio areas, what's the finished material all on.... that's the gray brick? So that's not going to be exposed concrete?

Ms. Gunzelman: No.

Mr. Hicks: Okay. I think that is my only question at this point. Thank you, Mr. Chairman.

Mr. Furst: Mr. Oliver, in regards to the property that's adjacent there off of Gibson road. You did mention plans that perhaps put walking paths in there to connect to schools. I personally think that's a good idea. But, you did mention you'd like to work with the community to establish it in such a way they'd be beneficial. Did you have any other potential ideas for that property?

Mr. Oliver: I mean, either renovating the property, which would do really good for the neighborhood or establishing a walking path would probably be the best two options.

Mr. Furst: OK. Thank you.

Mr. Zollars: I have a couple of questions pertaining to the lighting and the site plans. I, too, am going down the same path and I'm familiar with what this entails. Do you have them or are they halfway done? Are you getting ready to secure the engineer? Where are we in those documents?

Ms. Gunzelman: Yes, we have an engineer onboard Prader Engineering. They have years of experience that will be calculating that. The civil engineer is Jim Watkins with Wakan Construction in Gahanna, his previous experience is at EMH&T. Course we have a structural, and then, I will say also that Mulberry has also assisted us with pricing and costing for the project.

Mr. Zollars: So you would have I mean, these documents are being produced or are they ready to start?

Ms. Gunzelman: Yes. They have been started. They're not ready to be presented yet, but they are in process.

Mr. Zollars: Okay. Thank you, Mr. Benner.

Mr. Benner: Thank you, Mr. Oliver for being here this evening. First off, to some of you in the audience, I understand some of your concerns. Most of them I expressed at the last meeting when Mr. Oliver wasn't here, whether or not he was the true owner. If I understood you correctly, you've closed on this property. Is that accurate?

Mr. Oliver: Yes, sir.

Mr. Benner: So that the contract was not contingent on you being on this commission, approving this site plan, and should we not approve it? You own a piece of land that you can't do this on. Is that correct?

Mr. Oliver: That's correct. It was important to me to invest and really show the community and show to the planning commission that I was committed to this project.

Mr. Benner: That being said, sir, and how many active LLC's do you currently have with the state of Ohio?

Mr. Oliver: I believe we have five.

Mr. Benner: Which ones of these LLC's are involved in this particular project?

Mr. Oliver: It would be Principal Property Solutions, which is an acquisitions company and Principal Homes, which is also Principal Development Group, which would be the company which will handle the construction and management of the project.

Mr. Benner: So, Principal Homes, one of my original questions that Ms. Gunzelman was unable to answer was who's going to manage the apartments? Are they going to be onsite?

Mr. Oliver: Yes.

Mr. Benner: And what company is doing that?

Mr. Oliver: We're developing a company that will be a new company.

Mr. Benner: So it doesn't exist today?

Mr. Oliver: No, sir.

Mr. Benner: Are any of these LLC's currently involved in any litigation?

Mr. Oliver: No. Involved in litigation?

Mr. Benner: Correct.

Mr. Oliver: I mean, I'm not sure if you mean like working you lenders or working with taxes.

Mr. Benner: Well, you are the principle for all of these LLC's, correct?

Mr. Oliver: I am.

Mr. Benner: OK. Legacy Construction and Trucking, Principal Homes, Michael Oliver. Do you know Michelle Denning?

Mr. Oliver: Yes.

Mr. Benner: Can you elaborate?

Mr. Oliver: Sure. Michelle Denning is a lender who was working with me on a residential project. We worked with a lot of individuals who want to lend money for projects. She was actually a fix and flipper, someone who also did rehab projects. We partnered on a project over in the Mount Vernon area and she decided that she did not want to be an investor anymore so she signed a release for that particular investment. We are actually returning her investment to her any day now. We're actually just waiting on our response.

Mr. Benner: OK. Typically in the projects such as this, most of my colleagues and I, our first question would be, what have you done before and where can we go see your work? You've done nothing of this size and scope.

Mr. Oliver: Not me personally. Just my team.

Mr. Benner: And these partners, do they have money in this project or are they simply contractors you're hiring?

Mr. Oliver: None of them actually have physical money in the project. My consultant, my mentor, he will be invested in the project. But right now, his is investment is mentoring and making sure that I'm able to progress the project.

Mr. Benner: My last question, and for the sake of expediency, can you just give us a brief plan of attack should this commission approve this tonight? Step one, step two, step three, get us through to next April or May. Where are we at that point?

Mr. Oliver: I'll be working with my builder to understand exactly what the plan, the timeline will be, securing the financing and working with the engineer and architect to finalize the planning and the design of the project.

Mr. Benner: Is there an idea of when you might break ground? I mean, do you have that kind of a timeline for me?

Mr. Oliver: We do. We have a timeline right now we are expecting to break ground, March of next year, maybe late March, early April.

Mr. Benner: And are you involved in any of the financing? Are you involved in obtaining any of the financing for this?

Mr. Oliver: Yes.

Mr. Benner: Your name will be involved in that?

Mr. Oliver: Yes, sir.

Mr. Benner: Do you currently have any state or federal tax issues?

Mr. Oliver: Yes, I have a tax lean that I am paying.

Mr. Benner: Is that going to create a problem?

Mr. Oliver: No, sir, not at all. We do a lot of projects at any given time. Our residential projects allow us to purchase and rehab and pay back moneys from both private and bank institutions.

Mr. Benner: Personally, I would like to thank you for answering all the questions, they were not personal. I don't know you, but I do a lot of due diligence on any project. It's easy when I'm doing M/I homes or Mid-Ohio and I can go look at what they've done in the past. With you it was a little different so I had to look a little harder. I think Ms. Gunzelman, was correct at one point in time when she said that you meet all of the zoning code regulations for this particular situation. Providing the application is considered to be accurate and full, I wish you good luck.

Mr. Oliver: I appreciate it.

Mr. Zollars: Thanks. I do want to counsel with counsel for a second. Do we want to take a minute break?

Mr. Shook: What you could do, Chairman, is that we could take a recess. I cannot meet with a quorum of the Planning Commission to give you legal advice outside of an open meeting. I could meet with you as the chairman one on one if you have a question.

Mr. Zollars: So we're going to take a two minute recess. OK. I apologize for that. We're now back in session if we need to be formal about this. Okay. Mr. Oliver, I, for

one, am inclined not to approve this, but I can give you an option to consider. If you resubmit with all the required documents and come back to this commission with those documents, we can we can revisit that time.

Mr. Oliver: OK, well, we'll go and get that done.

Mr. Zollars: I'm sorry.

Mr. Oliver: I'm sorry. We'll go ahead and get that done.

Mr. Hicks: Mr. Hicks. Mr. Chairman, I'd just like to make statement that I'm supportive of the project. I do think it looks very nice. I think in the in the prior meeting, I had mentioned that this is sort of just north of old Reynoldsburg and I'm obviously a huge advocate of old Reynoldsburg. I think that the modern farmhouse look is an appropriate transition from old Reynoldsburg going north. Just to point out one other side note, somewhat unrelated, but Mid-Ohio Regional Planning Commission recently put out a regional housing study like two weeks ago, and housing in Central Ohio is becoming a significant issue in regards to affordability. Part of the reason why it's not affordable is because we're not building enough market rate housing. If we're going to get; we need more market rate housing and all of Central Ohio, we need more market rate housing in Reynoldsburg. If we had a choice with a product of this high quality I think that's exactly what we could be asked for. However, I also share some of the concerns that we need to meet the application requirements in the code. So I support the project if it comes back around, when it comes back around with complete application.

Mr. Furst: Yeah, I just want to clarify for the record that what you asked Mr. Oliver to do is, you are planning to withdraw this application tonight and then resubmitted a future date with all the required documentation as required by code.

Mr. Oliver: Yes, that's correct.

Mr. Furst: Thank you.

Mr. Zollars: Thanks, Mr. Furst. I think this is a nice project. It looks great. So if we can get all these documents, I will ask you to tell us how you want to deal with this moving forward. Just for the record state how you want to do that. Council we don't want to make that.

Mr. Shook: Because you have a timeframe upon which you have to reach a decision on an application and that timeframe is 60 days. The best course of action procedurally would be for the applicant to withdraw the application and resubmit it.

Mr. Zollars: Okay. If you agree to that, would you state that for the record, please?

Mr. Oliver: I am going to withdraw the application and resubmit correctly.

Mr. Zollars: OK. Very good. Thank you.

RESULT: WITHDRAWN

D. NEW BUSINESS

None

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Sep 17, 2020 6:30 PM (APPROVAL OF MINUTES)



OHIO • 1839

Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

App./Case#: 2020-54 2Date Submitted: 10/15/2020Fee Amount: \$500⁰⁰
☒ Paid: \$500⁰⁰

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION			FOR DISTRICT CHANGE ONLY	
Property Address: <u>750 Rose Hill Rd + — Rose Hill Rd</u>			Proposed Zoning:	
Description of Location: <u>2 PARCELS on Rose Hill Rd</u>			Size of Area to be Rezoned:	
Parcel ID#(s): <u>060-004558-00 + 060-004559-00</u>			Existing Structures:	
Number of Lots: <u>2</u>	Present Zoning:	Present Use: <u>Residential + Vacant Land</u>		
Complete Where Applicable:				
Engineer/Surveyor: <u>Sheffler & Company, Inc.</u>				
Builder/Developer: <u>Rose Hill Ohio, LLC</u>				
II. PROPERTY OWNER OF RECORD				
Property Owner Name(s): <u>Triple T Investments, LLC + Liang Goetz</u>			Property Owner Address(s): <u>155 W. Main St Apt 1803, Columbus, OH 43215</u> <u>5069 Whitman Rd, Columbus, OH 43213</u>	
III. APPLICANT INFORMATION				
Applicant Name: <u>John Spagnolo / Rose Hill Ohio, LLC</u>			Applicant Address: <u>257 Grove City Rd, Slippery Rock, PA 16057</u>	
Applicant Phone Number: <u>412-841-9657</u>			Applicant Email: <u>JOHNS@Sandyhilldev.com</u>	
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer				
PROJECT INFORMATION				
☐ District Change (Rezoning) (\$750 Residential plus \$50 per lot/\$1,000 Non-Residential) ☐ Amendment of Development Plan or Text (\$500) ☒ Major Site Plan (\$500)				
Description of Project: <u>To create a residential subdivision on two PARCELS.</u>				
Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.				
Applicant Signature: <u>[Signature]</u>			Date: <u>10-20-20</u>	
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *				

OFFICE USE ONLY

Additional Notes:	Zoning Information	Planning Com. Meeting	City Council Meeting
	☐ Historic District	Date: <u>11/5/2020</u>	Date: _____
	☐ CC Overlay	☐ Approved as Submitted	☐ Approved as Submitted
	<u>SR/RM</u>	☐ Approved w/ Conditions	☐ Approved w/ Conditions
	Add'l Approvals Req'd	☐ Tabled	☐ Tabled
	☐ BZBA	☐ Denied	☐ Denied
		P&Z Admin.: _____ Date: _____	
		Clerk of Council: _____ Date: _____	

Attachment: App #2020-5462 (App #2020-5462, 750 Rosehill Road, John Spagnolo)

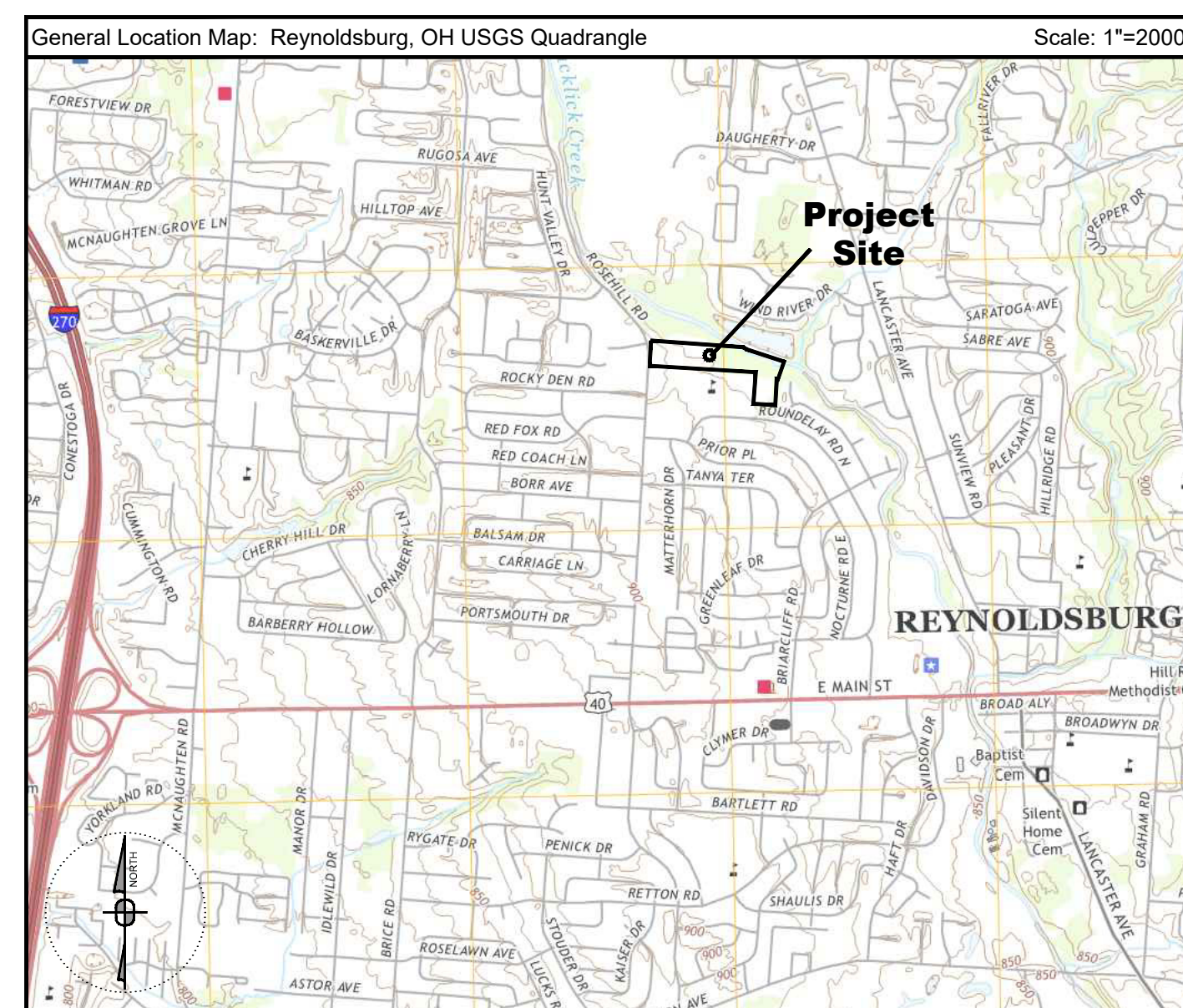
ROSE HILL TOWNHOME DEVELOPMENT

City of Reynoldsburg, County of Franklin, State of Ohio

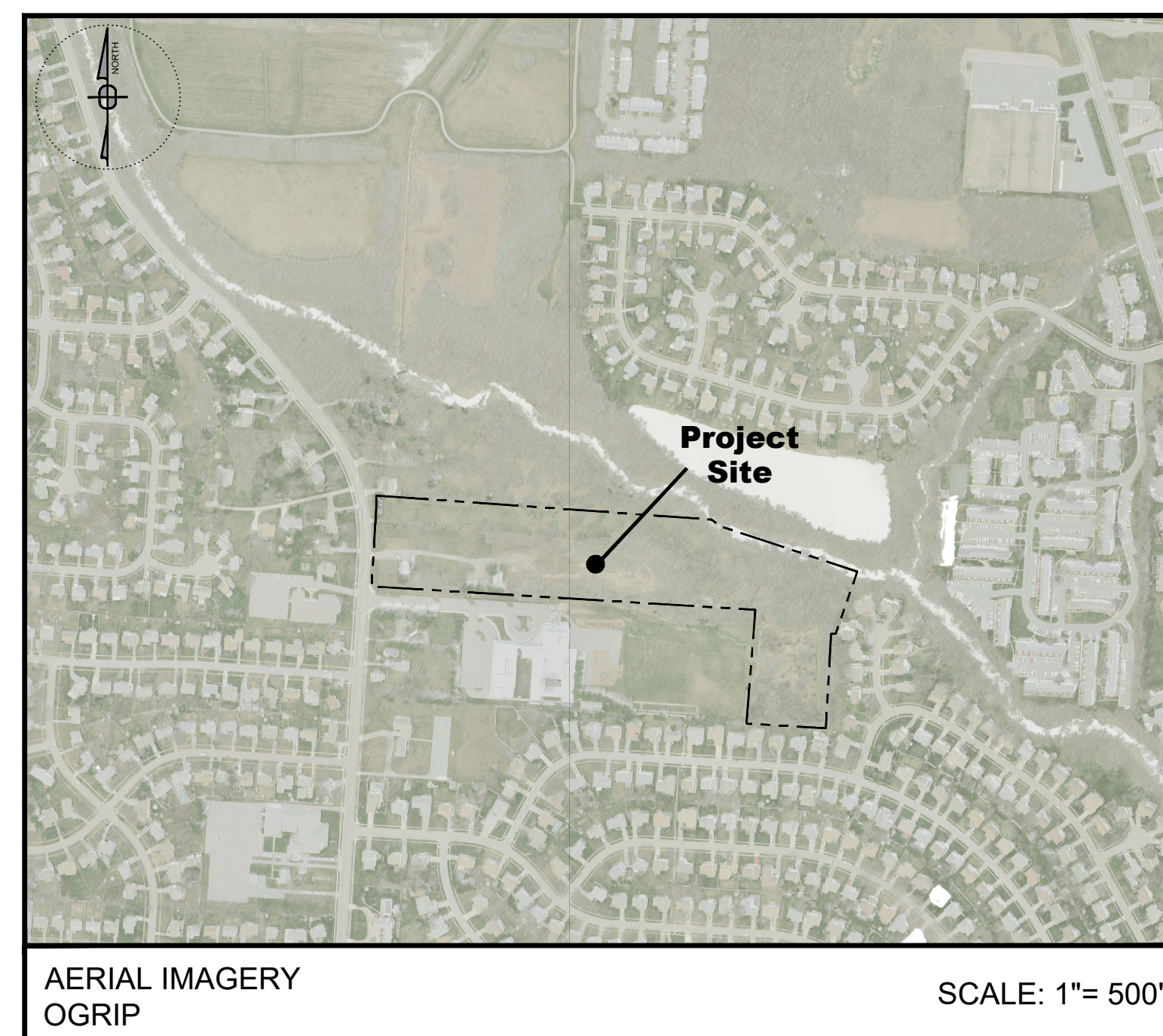
Prepared For:

Rose Hill Ohio, LLC

SITE LOCATION MAP



SITE LOCATION MAP



257 Grove City Road
Slippery Rock, PA 16057
John Spagnolo - 412-841-9657
johns@sandyhilldev.com

Preliminary Submission Date: October 14, 2020

DRAWING SCHEDULE

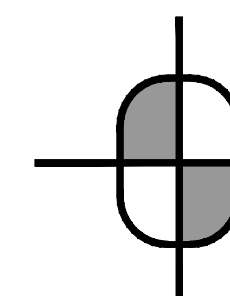
SHEET NO.	DRAWING TITLE
C000	Title Sheet
C100	Existing Conditions Plan
C200	Site Plan
C300	Landscape Plan
C400	Traffic Circulation Plan
C500	Building Elevation Plan
C600	Lighting Plan

NOTES:

ANY ALL PROPOSED GRADES, ELEVATIONS, AND SLOPES, AS WELL AS ALL ASSOCIATED ENGINEERING ASSUMPTIONS, ARE BASED SOLELY AND EXCLUSIVELY UPON RESULTS, FINDINGS, AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT.

ANY AND ALL CONSTRUCTION WORK RELATED TO EARTH MOVING OR OTHER EXCAVATION SHALL ONLY BE PERFORMED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL GEOTECHNICAL ENGINEER, OR OTHER APPROVED PROFESSIONAL REPRESENTATIVE, WITH KNOWLEDGE AND EXPERIENCE IN THE INTERPRETATION OF ALL ISSUES RELATED TO GEOTECHNICAL ENGINEERING AND CONSTRUCTION ACTIVITIES.

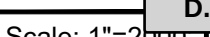
Prepared By:



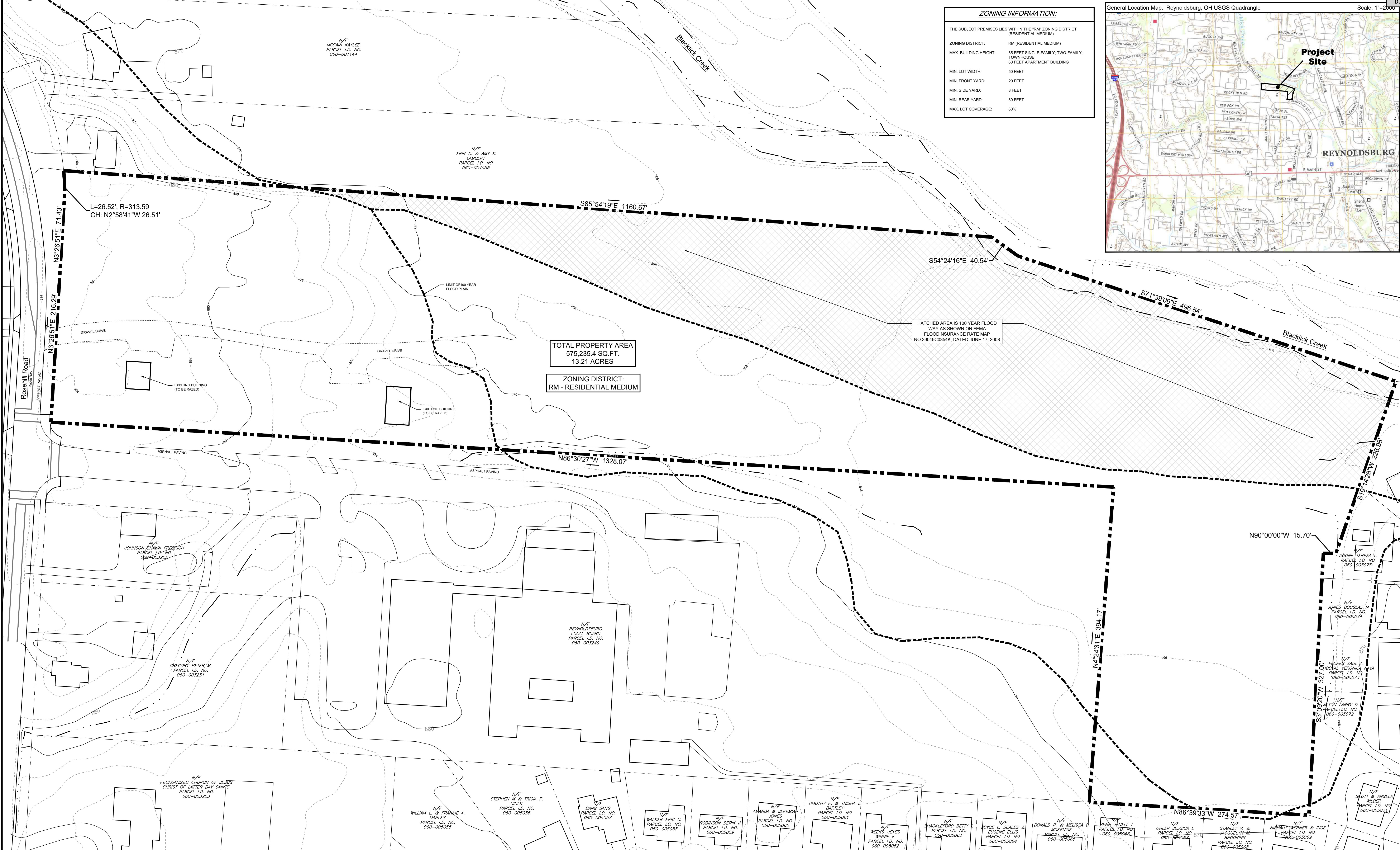
Sheffler & Company, Inc.

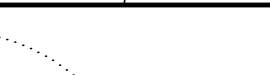
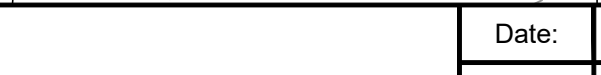
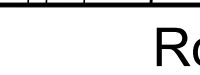
ENGINEERING • SURVEYING

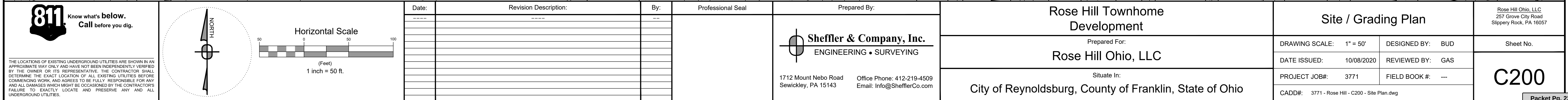
1712 Mount Nebo Road Office Phone: 412-219-4509
Sewickley, PA 15143 Email: Info@ShefflerCo.com

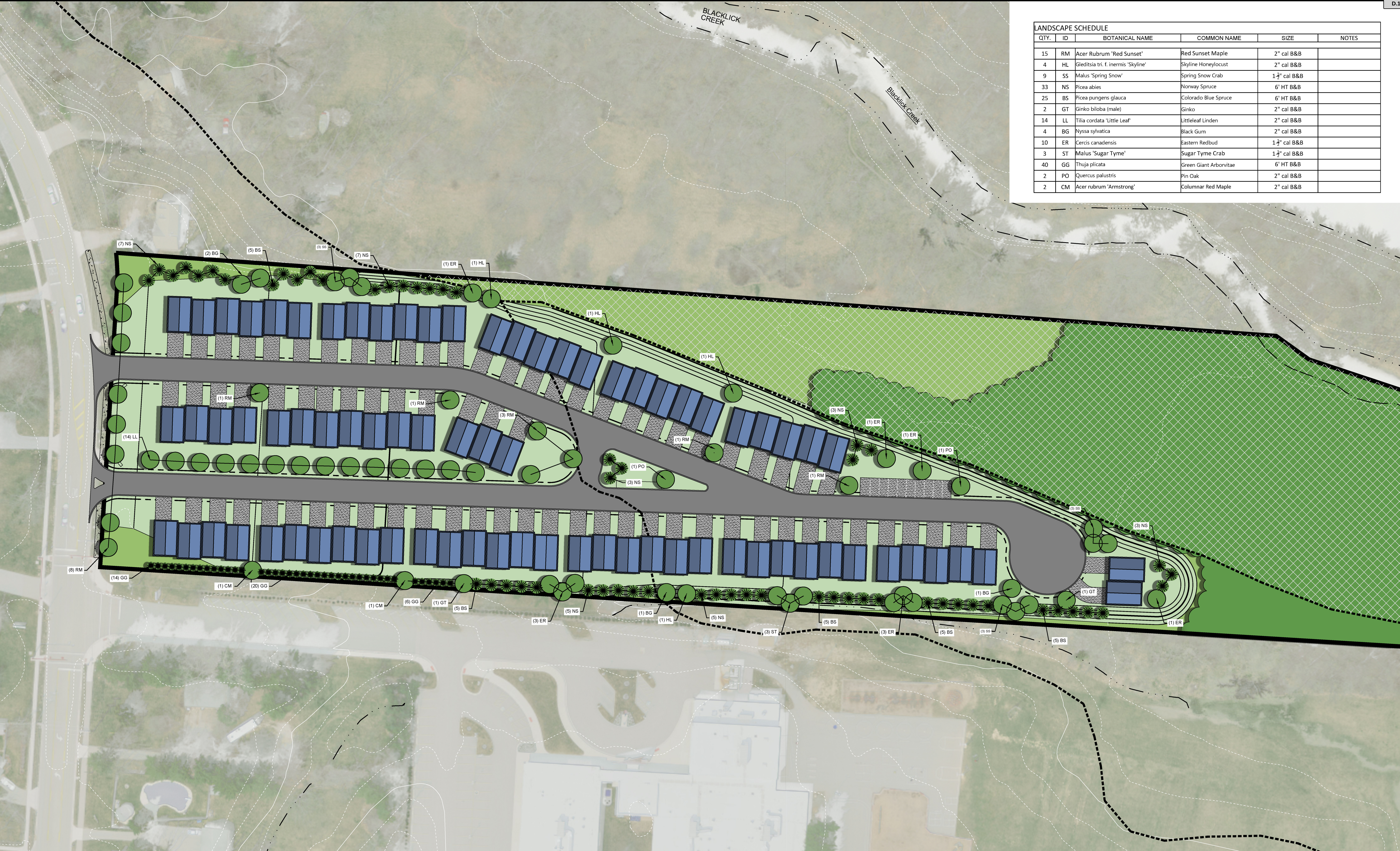


<u>ZONING INFORMATION:</u>	
THE SUBJECT PREMISES LIES WITHIN THE "RM" ZONING DISTRICT (RESIDENTIAL MEDIUM).	
ZONING DISTRICT:	RM (RESIDENTIAL MEDIUM)
MAX. BUILDING HEIGHT:	35 FEET SINGLE-FAMILY; TWO-FAMILY; TOWNHOUSE 60 FEET APARTMENT BUILDING
MIN. LOT WIDTH:	50 FEET
MIN. FRONT YARD:	20 FEET
MIN. SIDE YARD:	8 FEET
MIN. REAR YARD:	30 FEET
MAX. LOT COVERAGE:	60%



 Know what's below. Call before you dig. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.	  Horizontal Scale (Feet) 1 inch = 50 ft.	Date:	Revision Description:	By:	Professional Seal	Prepared By:	 Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com	Rose Hill Townhome Development		Existing Conditions Plan		Rose Hill Ohio, LLC 257 Grove City Road Slippery Rock, PA 16057
									Prepared For: Rose Hill Ohio, LLC	DRAWING SCALE: 1" = 50'	DESIGNED BY: BUD	Sheet No.
									Situate in: City of Reynoldsburg, County of Franklin, State of Ohio	DATE ISSUED: 10/08/2020	REVIEWED BY: GAS	C100
									PROJECT JOB#: 3771 FIELD BOOK #: --- CADD#: 3771 - Rose Hill - C100 - Ex Cond.dwg			

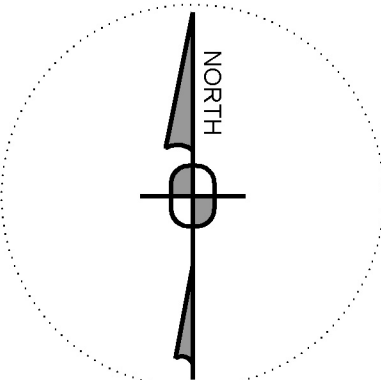




LANDSCAPE SCHEDULE					
QTY.	ID	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
15	RM	Acer Rubrum 'Red Sunset'	Red Sunset Maple	2" cal B&B	
4	HL	Gleditsia tri. f. inermis 'Skyline'	Skyline Honeylocust	2" cal B&B	
9	SS	Malus 'Spring Snow'	Spring Snow Crab	1 1/4" cal B&B	
33	NS	Picea abies	Norway Spruce	6' HT B&B	
25	BS	Picea pungens glauca	Colorado Blue Spruce	6' HT B&B	
2	GT	Ginkgo biloba (male)	Ginkgo	2" cal B&B	
14	LL	Tilia cordata 'Little Leaf'	Littleleaf Linden	2" cal B&B	
4	BG	Nyssa sylvatica	Black Gum	2" cal B&B	
10	ER	Cercis canadensis	Eastern Redbud	1 1/4" cal B&B	
3	ST	Malus 'Sugar Tyme'	Sugar Tyme Crab	1 1/4" cal B&B	
40	GG	Thuja plicata	Green Giant Arborvitae	6' HT B&B	
2	PO	Quercus palustris	Pin Oak	2" cal B&B	
2	CM	Acer rubrum 'Armstrong'	Columnar Red Maple	2" cal B&B	



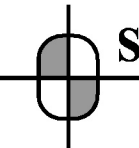
Know what's below.
Call before you dig.



Horizontal Scale
1 inch = 50 ft.

The LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date:	Revision Description:	By:	Professional Seal	Prepared By:



Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Rose Hill Townhome Development

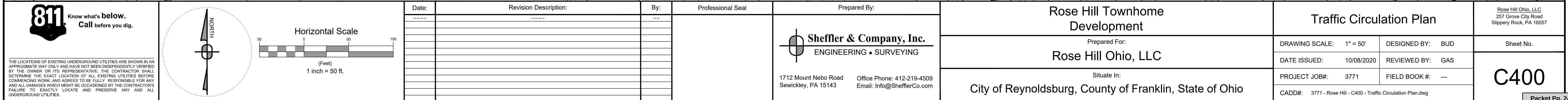
Prepared For:
Rose Hill Ohio, LLC

Situate In:
City of Reynoldsburg, County of Franklin, State of Ohio

Landscape Plan		Rose Hill Ohio, LLC 257 Grove City Road Slippery Rock, PA 16057
DRAWING SCALE: 1" = 40'	DESIGNED BY: BUD	Sheet No.
DATE ISSUED: 10/08/2020	REVIEWED BY: GAS	
PROJECT JOB#: 3771	FIELD BOOK #: ---	
CADD#: 3771 - Rose Hill - C300 - Landscape Plan - Color.dwg		

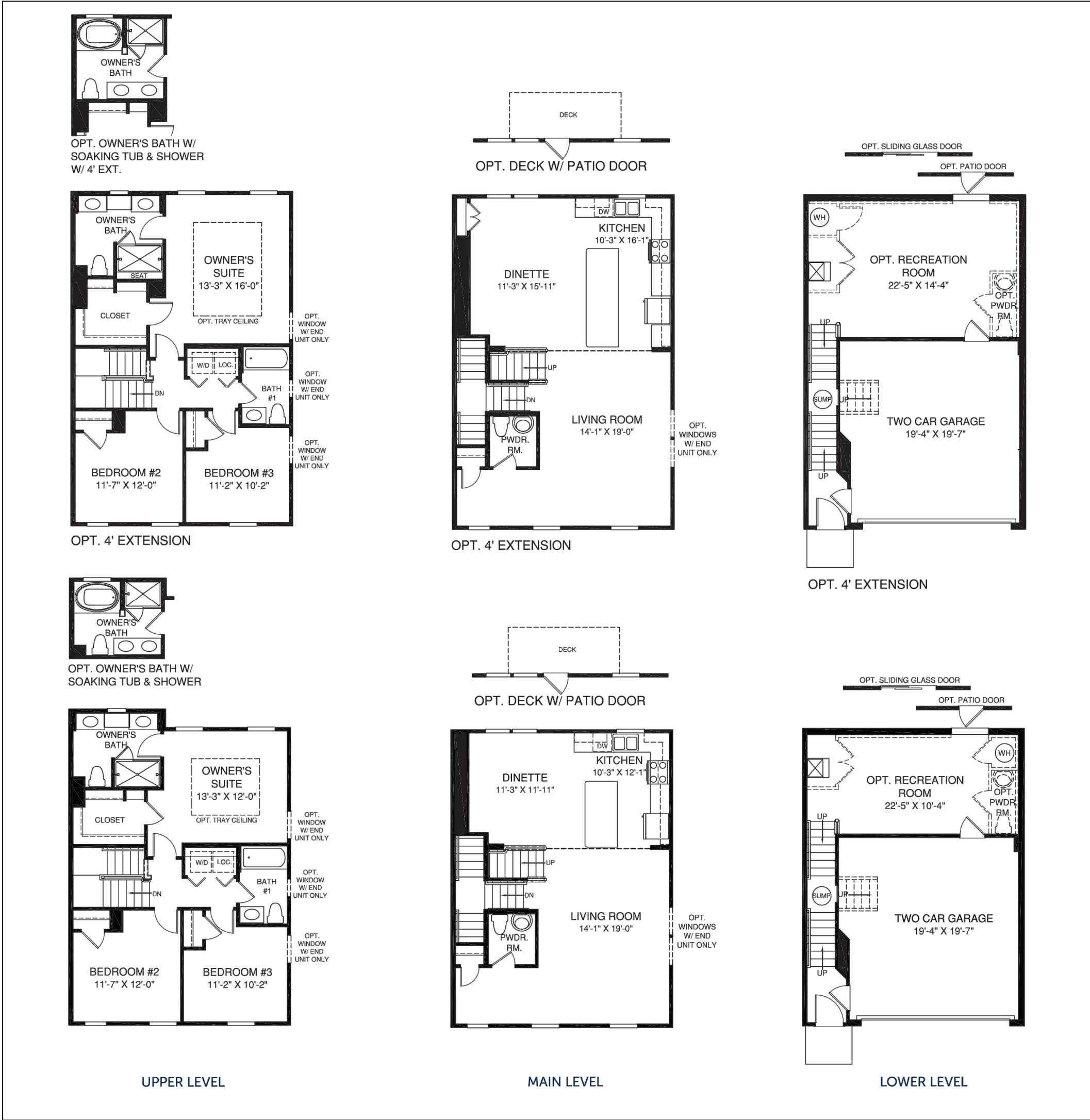
C300

Packet Pg. 23



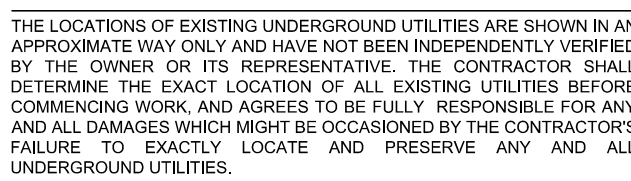


THE WEXFORD FRONT LOADED COTTAGE
BASEMENT LEVEL ENTRY WITH FRONT GARAGE



THE WEXFORD FRONT LOADED COTTAGE
BASEMENT LEVEL ENTRY WITH FRONT GARAGE
FLOOR PLAN

811 Know what's below. Call before you dig. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.		Date:	Revision Description:	By:	Professional Seal	Prepared By:	Rose Hill Townhome Development Prepared For: Rose Hill Ohio, LLC Situate In: City of Reynoldsburg, County of Franklin, State of Ohio	Building Elevation Plan DRAWING SCALE: 1" = 50' DESIGNED BY: BUD DATE ISSUED: 10/08/2020 REVIEWED BY: GAS PROJECT JOB#: 3771 FIELD BOOK #: --- CADD#: 3771 - Rose Hill - C500 - Building Elevation Plan.dwg		Rose Hill Ohio, LLC 257 Grove City Road Slippery Rock, PA 16057 Sheet No. C500 Packet Pg.
						Sheffler & Company, Inc. ENGINEERING • SURVEYING				
						1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: info@ShefflerCo.com				



Sheffler & Company, Inc.
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1712 Mount Nebo Road Office Phone: 412-219-4509
Sewickley, PA 15143 Email: Info@ShefflerCo.com

Prepared For:
Rose Hill Ohio, LLC

Situate In:

City of Reynoldsburg, County of Franklin, State of Ohio

DRAWING SCALE:	1" = 50'	DESIGNED BY:	BUD
DATE ISSUED:	10/08/2020	REVIEWED BY:	GAS
PROJECT JOB#:	3771	FIELD BOOK #:	---

CADD#: 3771 - Rose Hill - C600 - Lighting Plan.dwg

Sheet No.

C600

October 15, 2020

Mr. Andrew Bowsher
Development Director
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068

RE: Rose Hill Townhome Development

Dear Mr. Bowsher:

In response to your recent traffic information email request, we offer the following information.

We have prepared a trip count evaluation and that information has been attached to this letter.

It is also in our experience that a development of this size would not require any offsite public improvements such as turning lanes or signalization.

As you can see on the proposed site plans, we are proposing two access points into the new development. The southern road is designed to be a right-in, right out only road. We will install the appropriate signage required to clearly convey this. There will also be a small island within the road to help control traffic and to force the right-in, right-out only turning movements. The second access road into the site will be a full-access road. There will not be any restrictions of turning movements.

If you should need any additional information please contact this office.

Respectfully Submitted,
Sheffler & Company, Inc.



Edward M. Moore

Attachment: 2020-10-15 Traffic Summary to City (1) (App #2020-5462, 750 Rosehill Road, John Spagnolo)

TRIP GENERATION

County : Franklin
 Municipality : City of Reynoldsburg
 State: Ohio

Land Use Code: 220
 Description: Multifamily Housing (Low-Rise)

Number of dwelling units: 76
 X = # of dwelling units

Page: 31 ADT

Equation: $T = 7.56 (X) - 40.86$
 $T = 534$ ADT
 50% entering = 267
 50% exiting = 267

Page: 32 AM Peak Hour (between 7 and 9 a.m.)

Equation: $\ln(T) = 0.95 \ln(X) - 0.51$
 $T = 37$ AM Peak
 23% entering = 9
 77% exiting = 28

Page: 33 PM Peak Hour (between 4 and 6 p.m.)

Equation: $\ln(T) = 0.89 \ln(X) - 0.02$
 $T = 46$ PM Peak
 63% entering = 29
 37% exiting = 17

Page: 37 Saturday (peak hour of generator)

Equation: $T = 1.08 (X) - 33.24$
 $T = 49$ SAT Peak
 *50% entering = 25
 *50% exiting = 24

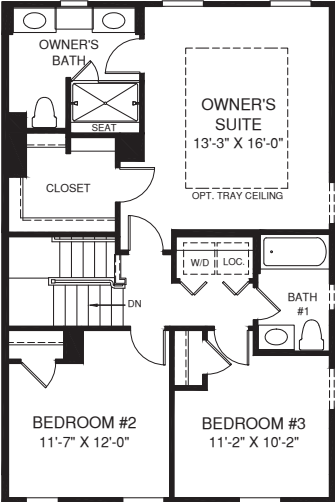
*-Directional Distribution Not Available; Assumed Distribution



BASEMENT LEVEL ENTRY W/ FRONT GARAGE



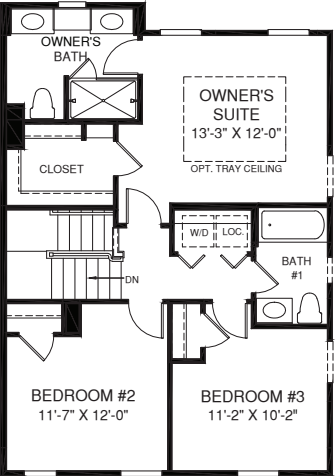
OPT. OWNER'S BATH W/ SOAKING TUB & SHOWER W/ 4' EXT.



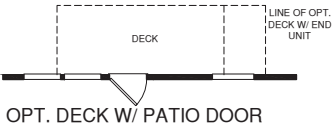
OPT. 4' EXTENSION



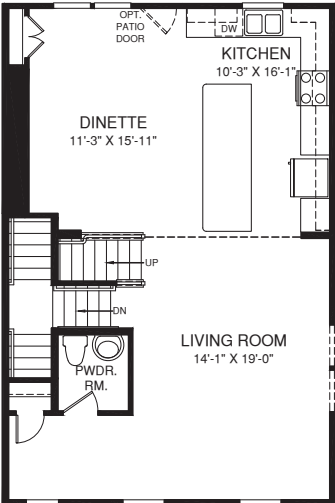
OPT. OWNER'S BATH W/ SOAKING TUB & SHOWER



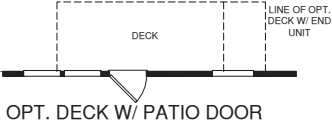
UPPER LEVEL



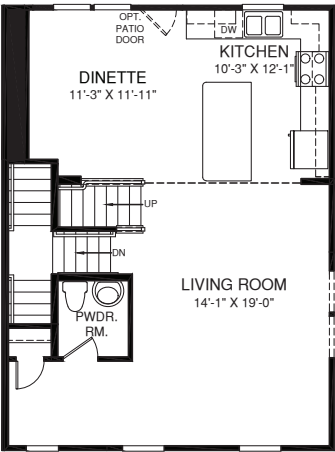
OPT. DECK W/ PATIO DOOR



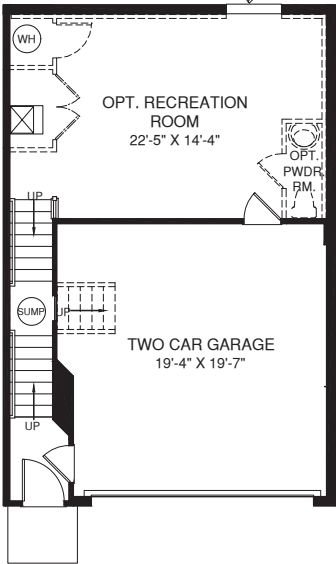
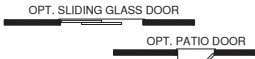
OPT. 4' EXTENSION



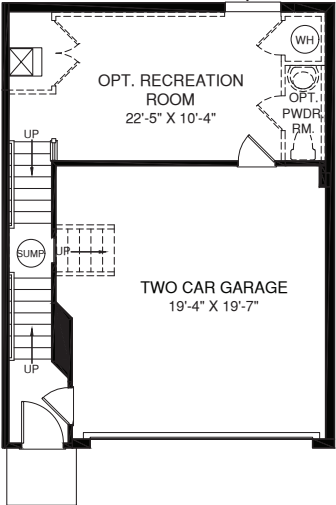
OPT. DECK W/ PATIO DOOR



MAIN LEVEL



OPT. 4' EXTENSION



LOWER LEVEL

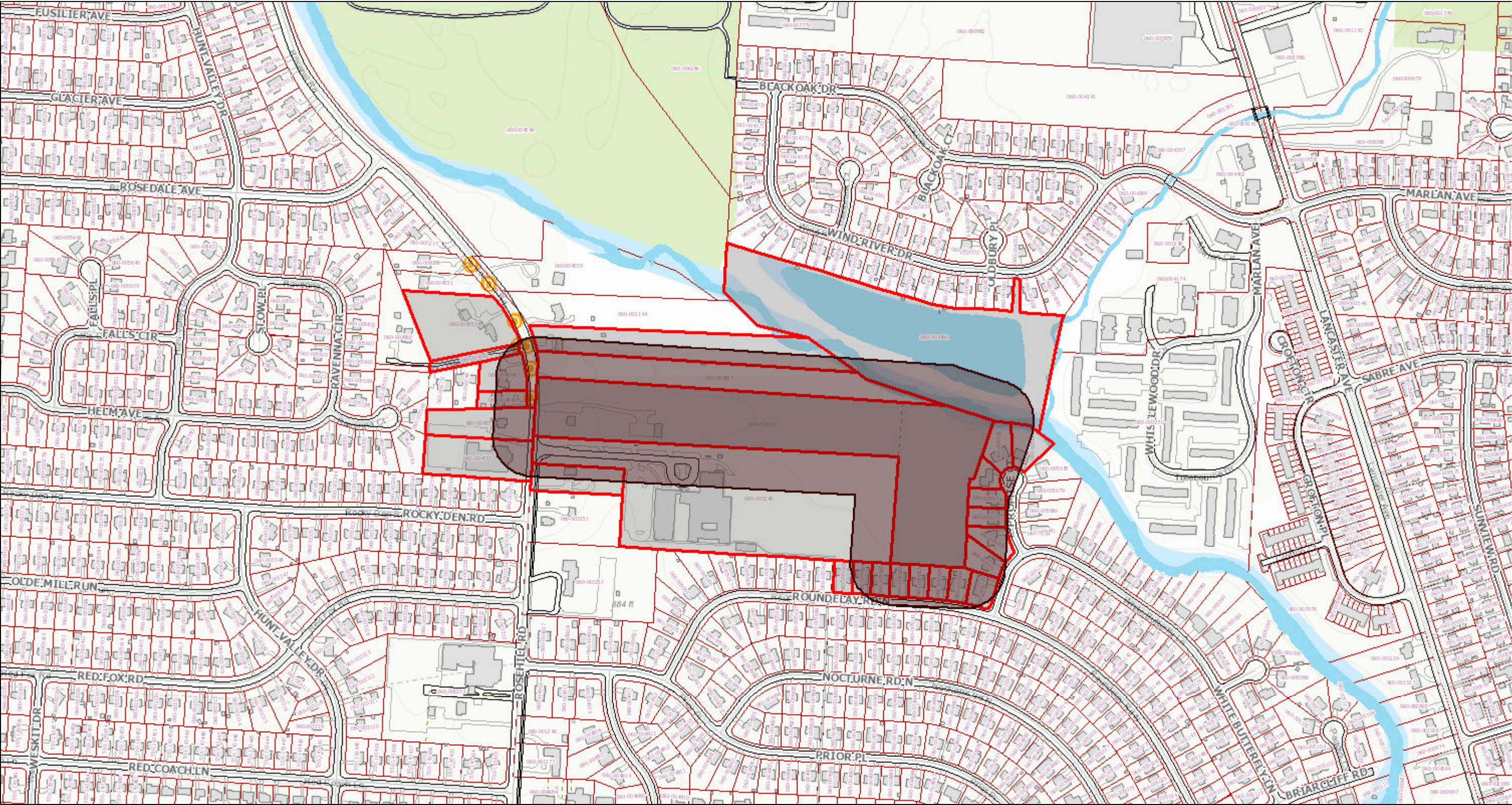
Attachment: Ryan Model (App #2020-5462, 750 Rosehill Road, John Spagnolo)

Buffer search results

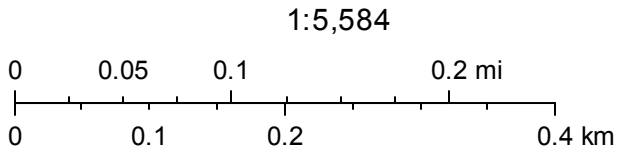
Results 1 - 27 of 27

	Alt ID	Site Address	Owner 1	Owner 2
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060N080BB 01800	060-005064-00	6936 N ROUNDELAY RD	ELLIS JOYCE L SCALES	ELLIS EUGENE
060N080BB 01900	060-005065-00	6944 N ROUNDELAY RD	MCKENZIE DONALD R	MCKENZIE MELISSA D
060N080BB 02000	060-005066-00	6952 N ROUNDELAY RD	PENN JENELL I	
060N080BB 02100	060-005067-00	6962 N ROUNDELAY RD	OHLER JESSICA L	
060N080BB 02200	060-005068-00	6972 N ROUNDELAY RD	BROOKINS STANLEY V	BROOKINS JACQUELYN M
060N080BB 02300	060-005069-00	6982 N ROUNDELAY RD	NIEHAUS WERNER & INGE	
060N080BB 02400	060-005070-00	7006 WHITE BUTTERFL...	GODBEY PETE L	MARY M
060N080BB 02500	060-005071-00	7014 WHITE BUTTERFL...	WILDER SCOTT	WILDER ANGELA
060N080BB 02600	060-005072-00	867 PROMISE CT	MILTON LARRY D	
060N080BB 02700	060-005073-00	857 PROMISE CT	FLORES SAUL A	SANDOVAL VERONICA NAVA
060N080BB 02800	060-005074-00	847 PROMISE CT	JONES DOUGLAS M	
060N080BB 02900	060-005075-00	839 PROMISE CT	DOONE TERESA L	GRANT ANDREW P
060N080BB 03000	060-005076-00	835 PROMISE CT	WING MARK S	WING CYNTHIA D
060N080BB 03100	060-005077-00	836 PROMISE CT	STITH ROBIN S	
060N082DD 05000	060-004400-00	WIND RIVER DR	SNOW THOMAS K	JOHN B GIANOTTI
060O106A 02300	060-004556-00	700 ROSEHILL RD	LAMBERT ERIK D	LAMBERT AMY C
060O106A 02400	060-004557-00	ROSEHILL RD	GOETZ LIANA M	
060O106A 02500	060-004558-00	750 ROSEHILL RD	TRIPLE T INVESTMENTS LLC	
060O106A 02600	060-003249-00	760 ROSEHILL RD	REYNOLDSBURG LOCAL BOARD	
060O106A 02700	060-003252-00	770 ROSEHILL RD	JOHNSON SHAWN FREDRICH	
060O106A 03200	060-004555-00	751 ROSEHILL RD	CROSS WALK CHURCH	
060O106A 03300	060-004554-00	747 ROSEHILL RD	CROSS WALK CHURCH	
060O106A 03400	060-004549-00	737 ROSEHILL RD RE...	CONNOR CHERYL E TR	
060O106A 03500	060-004509-00	707 ROSEHILL RD	PETTY MICHAEL D	PETTY SUSAN H
060O106A 03600	060-004562-00	HELM LN	BOGGS FRANK A	
060O106A 03700	060-004553-00	697 ROSEHILL RD	GARRETT DAVID M	

Attachment: Franklin County Auditor (App #2020-5462, 750 Rosehill Road, John Spagnolo)



October 28, 2020



Franklin County Auditor
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Attachment: Buffer Map (App #2020-5462, 750 Rosehill Road, John Spagnolo)

October 26, 2020

Planning Commission
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: 750 Rosehill Road – Major Site Plan #2020-5462
Staff Report

Planning Commission:

Below is the staff review of the above referenced application.

1. Project Summary

- a. The property is located on two parcels at 750 Rosehill Road. Parcel #060-004557 is within the Suburban Residential (SR) Zone, while parcel #060-004558 is within the Residential Medium (RM) Zone.
- b. The applicant, John Spagnolo of Rose Hill Ohio, LLC, is requesting Planning Commission approval of a Major Site Plan for the construction of a new residential development on a 13.21-acre site. The project will consist of 76 townhome units with attached garages. There is an existing single-family home on the site.
- c. The development will go before the Board of Zoning and Building Appeals on November 19th for Conditional Use approval.

2. Zoning Review (Section 1103.17 & Section 1103.19)

- a. The property is within the Suburban Residential (SR) and Residential Medium (RM) Zones. The proposed use ('Dwelling - Attached Single-Family') is listed as a permitted use in RM and a conditional use in SR.
- b. The proposed development complies with the SR and RM Zones in terms of building height, lot coverage, and setback requirements. The SR Zone does not have a density requirement, while the RM Zone sets a max density of 24 units per acre. The proposal calls for 5.75 units an acre.
- c. The suggested building typology for 'Dwelling - Attached Single-Family' encourages rear garage access as well as private open space for each unit, though these are illustrative rather than regulatory features. Additionally, the City's Comprehensive Plan encourages pedestrian-friendly features for infill development such as walking paths and/or trail connectivity.
- d. The required parking for the townhomes is 1 enclosed and 1 unenclosed off-street parking space. Each townhome unit will have a 2-car garage, as well as driveway parking. Additionally, 10 visitor surface parking spaces are provided. The applicant has met the parking requirement.

- e. Access to the site and all units will be from dual drives along Rosehill Road. The southern access road will be a right in, right out only, while the northern access road will be full-access. The applicant has included a trip count evaluation with the submittal, which has been sent to the City Engineer for review given the development's proximity to Rose Hill Elementary.
 - f. Screening between residentially-zoned properties is not required, however the proposed development calls for landscaped screening along the Northern and Southern perimeter of the lot. Additionally, the proposal calls for preservation of existing trees along the rear of the property.
 - g. To address surface water drainage, the proposal also calls for a stormwater basin along the rear of the property. Staff would like to see this included on the landscape plan with clearing/site grading plan.
 - h. Separate zoning sign permits will need to be submitted for all site signage.
- 3. Staff Recommendation**
- a. The Commission shall consider whether the proposed Major Site Plan is consistent with the standards contained in the City's zoning ordinance and Comprehensive Master Plan.

If you have any questions or comments, please feel free to contact us.



OHIO • 1839

Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

App./Case#: 2020-54
Date Submitted: 10/21/2020
Fee Amount: \$500.00

☒ Paid: _____

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION

Property Address: 1170 LANCASTER AVENUE

Description of Location: LANCASTER AVE R20 T16 S7 1/4S7 6.1326 ACRES

Parcel ID#(s): 060-001078-00

Number of Lots: 1 Present Zoning: RM Present Use:

Complete Where Applicable:

Engineer/Surveyor: _____

Builder/Developer: PRINCIPLE HOMES LLC

FOR DISTRICT CHANGE ONLY

Proposed Zoning:

Size of Area to be Rezoned:

Existing Structures:

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): MICHAEL OLIVER

Property Owner Address(s): 447 E. MAIN STREET, SUITE 220C
COLUMBUS, OHIO 43215

III. APPLICANT INFORMATION

Applicant Name: LAURIE GUNZELMAN

Applicant Address: 333 STEWART AVENUE
COLUMBUS, OHIO 43206

Applicant Phone Number: 614-203-5252

Applicant Email: lgunzelman@gunzelmanai.com

☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer

PROJECT INFORMATION

☐ District Change (Rezoning)
(\$750 Residential plus \$50 per lot/\$1,000 Non-Residential)

☐ Amendment of
Development Plan or Text
(\$500)

☒ Major Site Plan
(\$500)

Description of Project: Proposed medium density residential development on a vacant lot.

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: Laurie Gunzelman

Date: 10/20/2020

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Planning Com. Meeting

Date: 11/5/2020
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting

Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

Attachment: App #2020-5461 (App #2020-5461, 1170 Lancaster Avenue, Laurie Gunzelman)

3. Facilities Demand Worksheet

(To be completed for Major Site Plan, Zoning District Change, and Plot, Grade, & Utility Plan Applications.)

1. Water:

- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 20,640 gpd
- b. How much pressure is required? 60 psi

Coordinate with the City Engineer to determine if a Water Usage/Flow Study is required (614.322.6810).

2. Sanitary Sewer:

- a. What will the total anticipated flow in gallons per day for this proposed site improvement? 20,640 gpd

Coordinate with the City Engineer to determine if a Utility Study is required (614.322.6810).

3. Traffic:

a. Definitions:

- i. Traffic Access Study: This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.
- ii. Traffic Impact Study: An impact study is to be completed for uses that generate more than 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. This type of evaluation usually includes all access points and nearby intersections. The scope of the Traffic Impact Study is to be determined by affected agencies and the Applicant.
- iii. Regional Traffic Analysis: This type of analysis is suited for large scale or groups of smaller projects that impact a large geographical area significant enough in the judgment of City to require an evaluation of impacts on a Comprehensive or Thoroughfare Plan Scale. Road segments, intersections, and perhaps alternative road networks shall be analyzed and long term needs identified. The scope is to be determined by affected agencies and the Applicant.

- b. What are the anticipated Average Daily Traffic (ADT), Generator Peak Traffic, Adjacent Street Peak Traffic volumes, generated by the site improvement and what are the Peak Hours of operation (using ITE Trip Generation Manual).

8035 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
<u>50</u> AM	<u>598</u> AM	<u>648</u> AM
<u>60</u> PM	<u>854</u> PM	<u>912</u> PM

- c. USE FOR ZONING DISTRICT CHANGES: Is a zoning district being requested for uses that can generate 200 or more peak hour trip ends that the current zoning does not anticipate?

_____ Yes, Traffic Impact Study or Regional Traffic analysis is required.

_____ No, Traffic Access Study Required.

- d. USE FOR MAJOR SITE PLANS: Check the following as applicable to the site development:

_____ There are 200 or more Peak Hour trips anticipated.
(Traffic Impact Study or Regional Traffic Study is required.)

X There are between 50-200 Peak Hour trips anticipated.
(Traffic Access Study is required.)

_____ There are less than 50 Peak Hour trips anticipated. (No additional requirements.)

- e. The information presented in this section is to assist the applicant with the requirements for traffic analysis within the City of Reynoldsburg. The City reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required, the applicant and the City Engineer must schedule a scope verification meeting with the City and any other local, state, or federal agencies affected by the proposed site improvements.

I certify that the information provided with this application is correct and accurate to the best of my knowledge, in filing this application with the City of Reynoldsburg.

Applicant's Signature

Date



October 19, 2020

Proposal #P20201114.000

Andrew Bowsher
Development Director
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

Re: The Oliver Traffic Access Evaluation

Dear Mr. Bowsher:

Osborn Engineering has evaluated the proposed development for its impact on the surrounding traffic network and has made the following assessment.

The Oliver is a proposed 88-unit apartment complex that is planned with access from Lancaster Avenue. The average daily traffic on Lancaster Avenue is 8035 vehicles as determined by traffic counts provided by The Mid-Ohio Regional Planning Commission (MORPC). These counts were performed in December of 2018. Peak hourly volumes on this roadway are 648 in the peak AM hour and 912 in the peak PM hour. The proposed development will add approximately 50 trips to the AM and 60 trips to PM traffic volumes. The impact of these additional vehicles is negligible.

Lancaster Avenue currently has a dedicated turn lane that extends along the proposed development's frontage. This turn lane will provide stacking space for southbound vehicles turning left into the development and will keep them from impeding through traffic.

The development's peak traffic hours will not coincide with those of the surrounding uses. The First Apostolic Church, to the south of the project, is the only other nonresidential traffic generator in the surrounding area. The church's peak volumes will likely occur during Sunday worship hours and will not add to the peak volumes of the development.

Municipalities of similar size to Reynoldsburg have used 100 trips per peak hour as a threshold for requiring a full traffic study. Though Reynoldsburg does not employ such a threshold, this number is a generally accepted value for traffic impact. The volumes generated by the proposed development do not come close to this 100-vehicle value.

As discussed above, the existing road network is sufficient to support the additional traffic volumes generated by the development.

Sincerely,

OSBORN ENGINEERING

A handwritten signature in black ink, reading "Jennifer S. Stachler", is written over a light blue circular stamp.

Jennifer Stachler, P.E.
Civil Manager

cc: Laurie Gunzelman, AIA Gunzelman Architects and Interiors

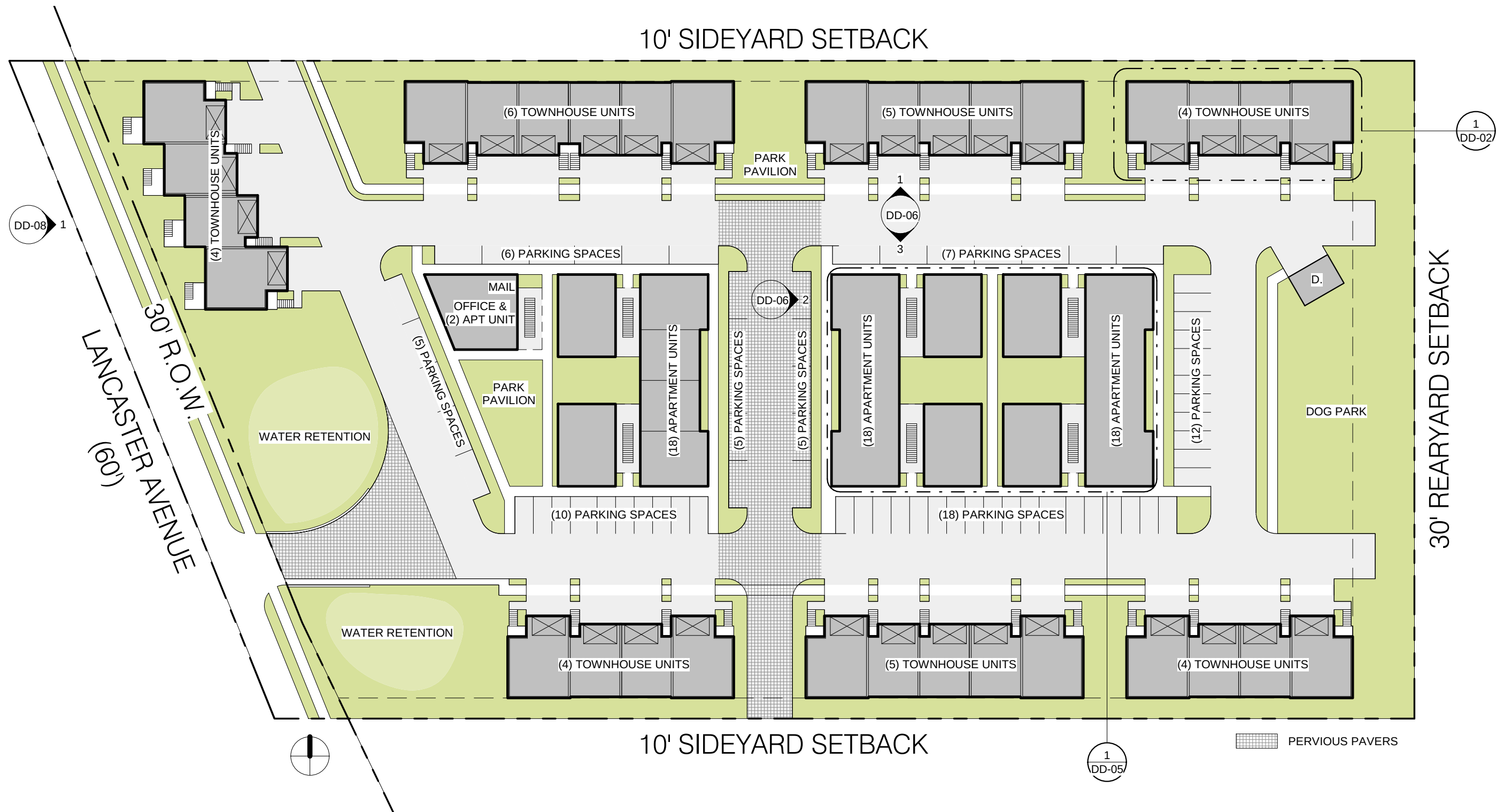


THE OLIVER

PRINCIPLE HOMES, LLC, *OWNER*
GUNZELMAN ARCHITECTURE + INTERIORS, *ARCHITECT*
OSBORN ENGINEERING, *CIVIL ENGINEER*
G2 PLANNING, *LANDSCAPE ARCHITECT*

REYNOLDSBURG PLANNING COMMISSION
OCTOBER 2020

GAI

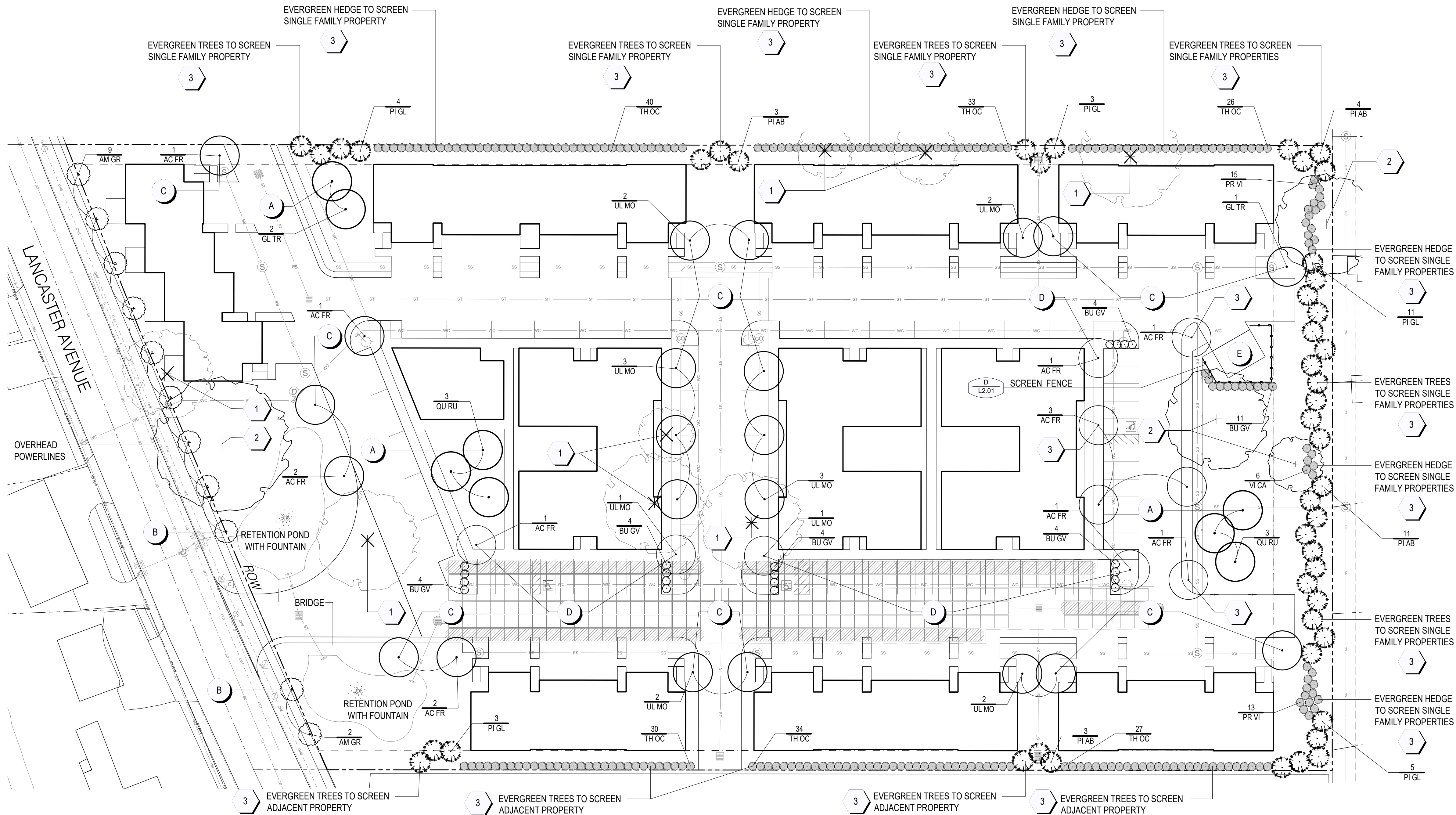


THE OLIVER DEVELOPMENT
DD-01 SITE PLAN
LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1" = 50'-0"

GUNZELMAN
architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614-674-6696

GAI

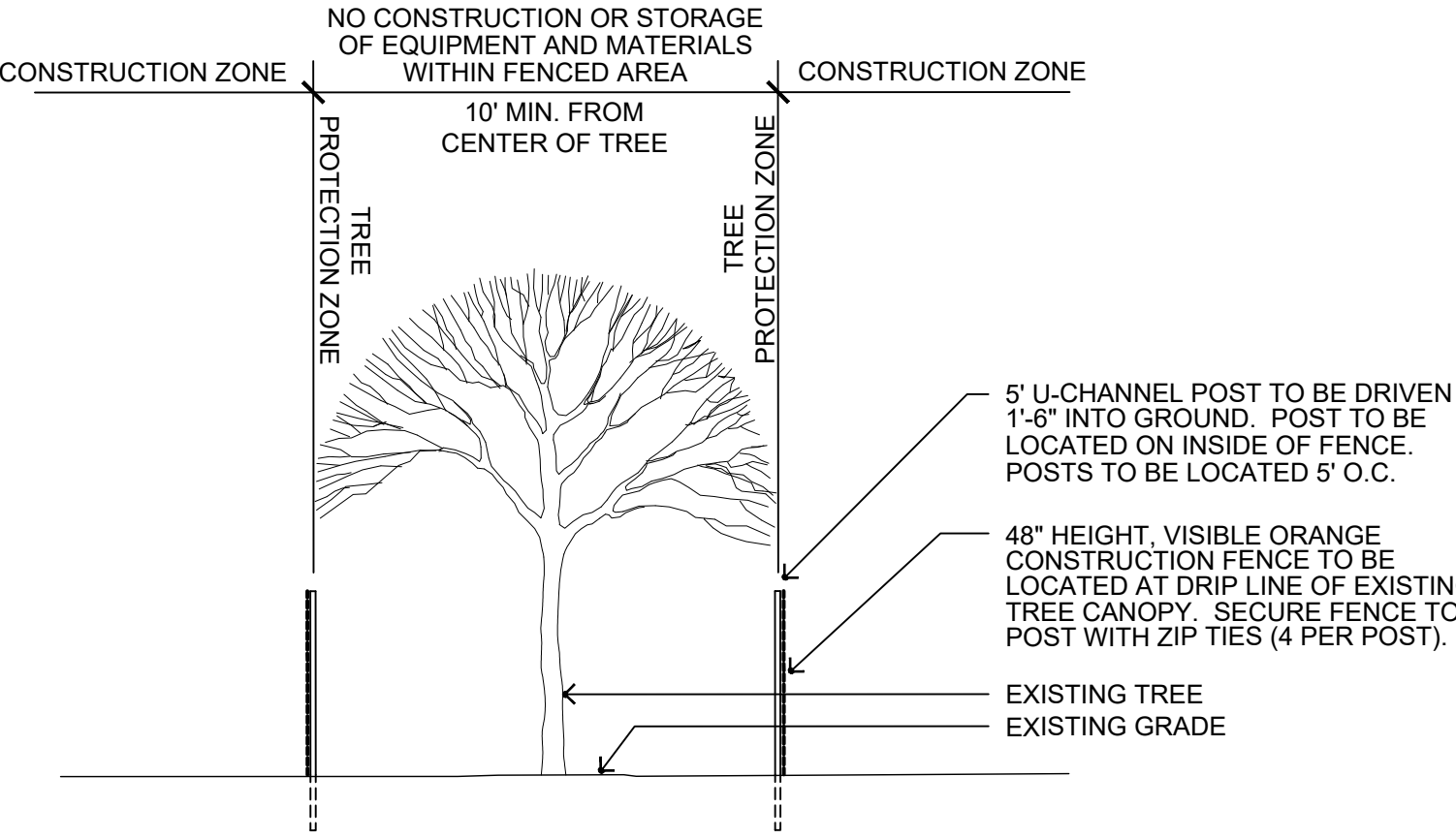


PLANT LIST

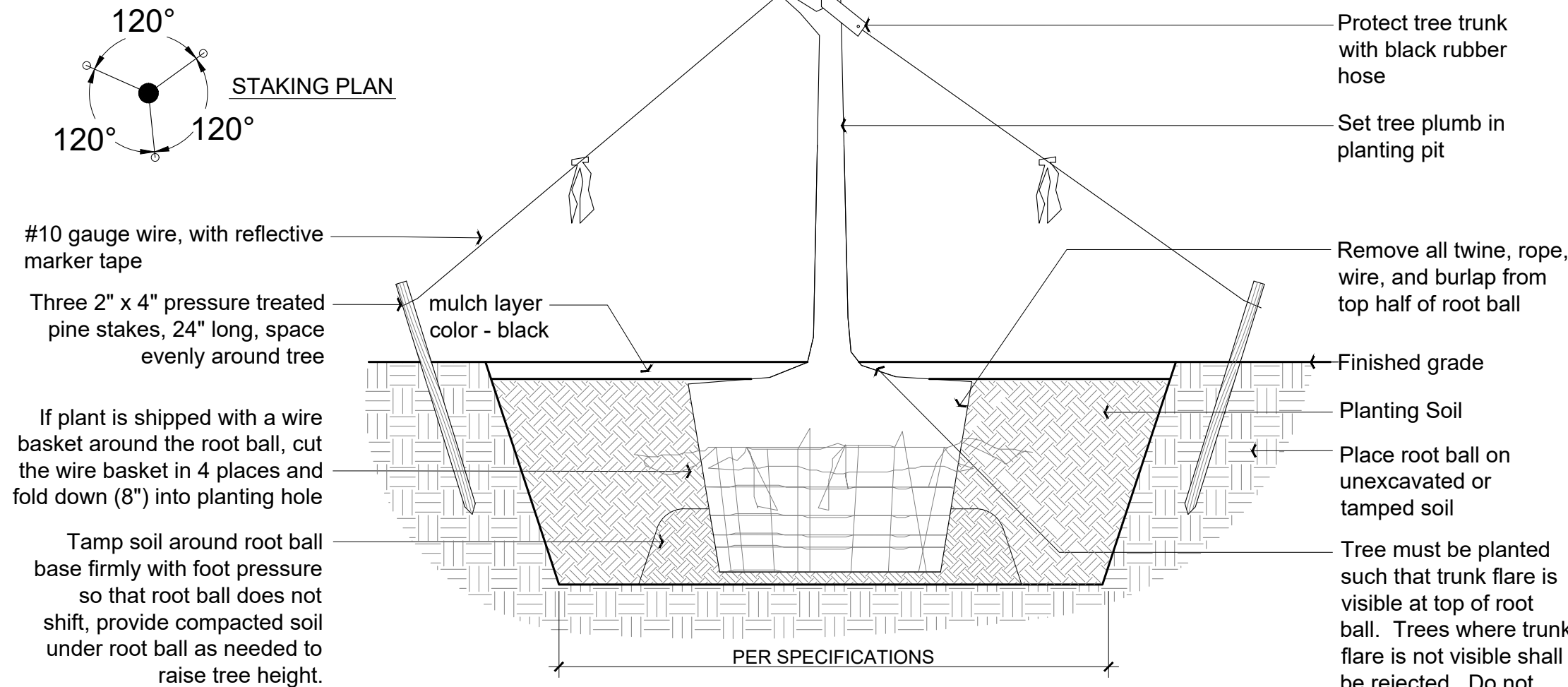
CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES					
AC FR	Acer x freemanii Freeman Maple	2" CAL.	B+B	PER PLAN	MATCH FORM
UL MO	Ulmus x 'Morton' Accolade Elm	2" CAL.	B+B	PER PLAN	MATCH FORM
QU RU	Quercus Rubra Red Oak	2" CAL.	B+B	PER PLAN	MATCH FORM
GL TR	Gleditsia triacanthos f. inermis Thornless Honeylocust	2" CAL.	B+B	PER PLAN	MATCH FORM
SMALL / ORNAMENTAL TREES					
AM GR	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.5" CAL.	B+B	PER PLAN	MATCH FORM SINGLE STEM
EVERGREEN TREES					
PI AB	Picea abies Norway Spruce	6" HT.	B+B	PER PLAN	MATCH FORM
PI GL	Picea glauca 'Densata' Black Hills Spruce	6" HT.	B+B	PER PLAN	MATCH FORM
EVERGREEN SHRUBS					
TH OC	Thuja occidentalis 'Smaragd' American arborvitae	48" HT.	#5 CONT.	PER PLAN	
BU GV	Buxus 'Green Velvet' Green Velvet Boxwood	30" HT.	#5 CONT.	PER PLAN	
VI PR	Viburnum x pragnense Prague Viburnum	36" HT.	#5 CONT.	PER PLAN	
VI CA	Viburnum carlesii Koreanspice viburnum	30" HT.	#5 CONT.	PER PLAN	

C O D E D N O T E S / S Y M B O L S

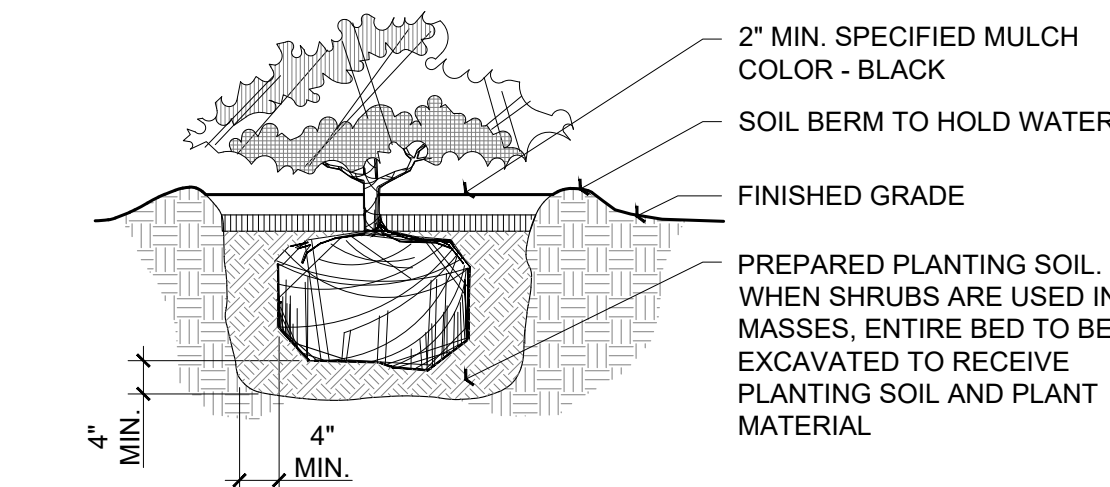
CODE REQUIREMENTS		PLAN NOTES:		GENERAL NOTES:
	REPLACEMENT TREE (E, 1105.07 OF THE REYNOLDSBURG CITY CODE)	8 REPLACEMENT TREES REQUIRED 8 TREES PROVIDED		EXISTING TREE TO BE REMOVED NOTE: TREE REMOVAL, REPLACEMENT, AND TREE CREDITS MAY CHANGE WHEN THE TREE SURVEY IS COMPLETED
	STREET TREES 25' O.C. (G, 1105.07 OF THE REYNOLDSBURG CITY CODE)	SMALL ORNAMENTAL STREET TREES TO BE LOCATED UNDER THE POWERLINES (11 TOTAL TREES)		EXISTING TREE TO BE PRESERVED NOTE: TREE PRESERVATION AND TREE CREDITS MAY CHANGE WHEN THE TREE SURVEY IS COMPLETED
	INTERIOR LOT LANDSCAPING (H, i, #1, 1105.07 OF THE REYNOLDSBURG CITY CODE)	1/2" TREE CALIPER REQUIRED PER DU. 88 DU = 44" TOTAL CALIPER INCHES (22) 2" CAL. TREES PROVIDED		PLANTS NOT REQUIRED BY CODE
	INTERIOR LOT LANDSCAPING (J, ii, 1105.07 OF THE REYNOLDSBURG CITY CODE)	1 TREE ISLAND EVERY 10 PARKING SPACES. PROVIDE 1 TREE AND 4 SHRUBS PER ISLAND. 5 TREES AND 20 SHRUBS PROVIDED		
	SCREENING OF SERVICE STRUCTURES (K, ii, 1105.07 OF THE REYNOLDSBURG CITY CODE)	A SOLID OPAQUE FENCE WITH A CONTINUOUS EVERGREEN HEDGE TO SCREEN ALL SERVICE STRUCTURES FENCE AND HEDGE PROVIDED		
				*NOTE: THE PERIMETER BUFFER ALONG THE NORTH, SOUTH AND EAST PROPERTY LINE IS NOT REQUIRED BY CODE.



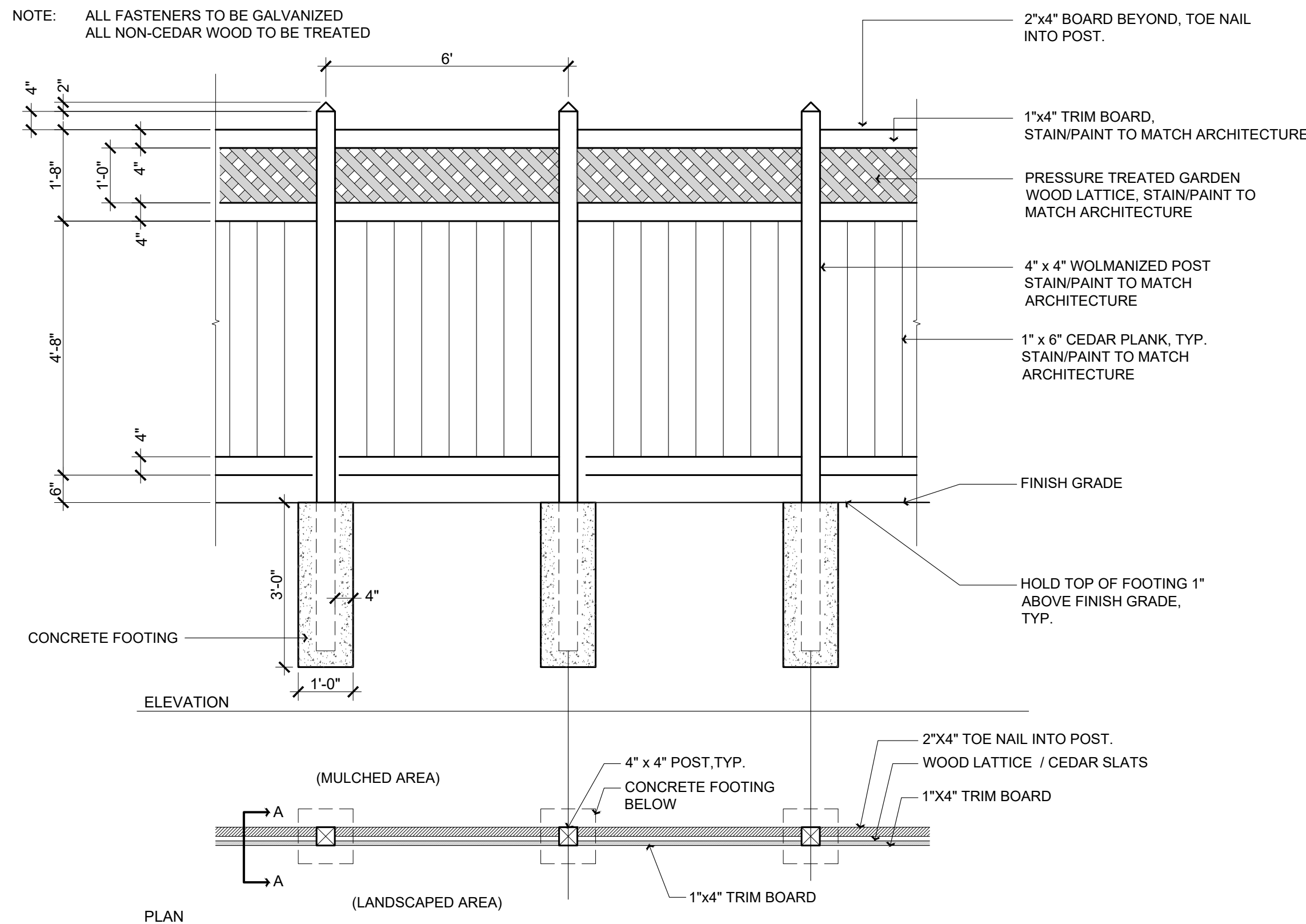
A TREE PROTECTION
N.T.S.



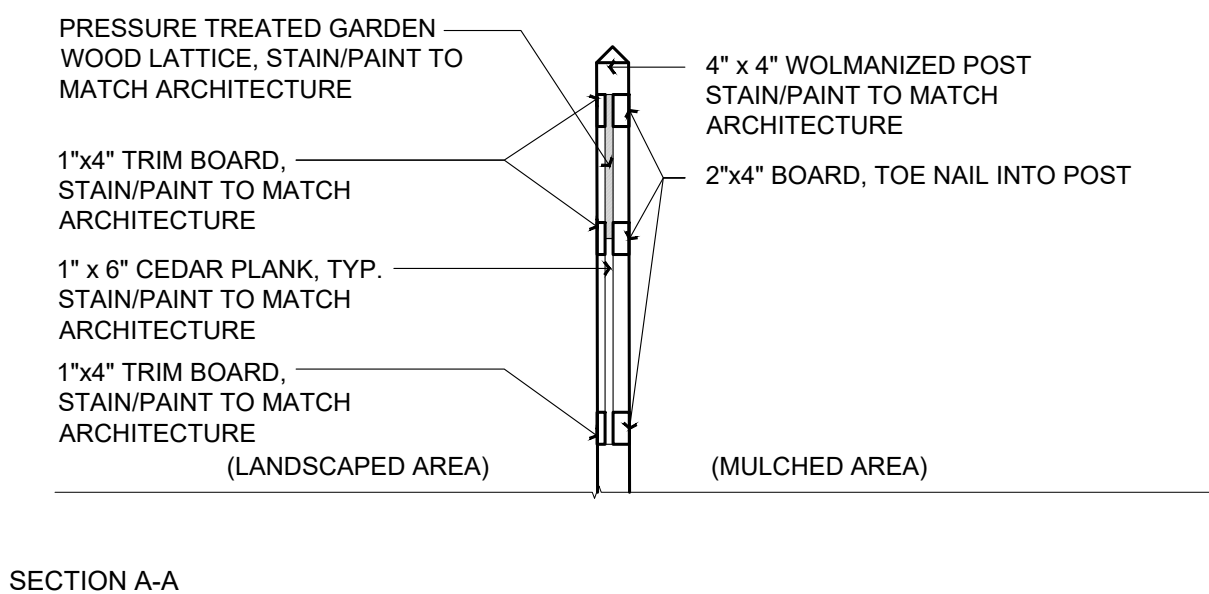
B DECIDUOUS TREE
SCALE: 1/2" = 1'-0"



C SHRUB
SCALE: 1/2" = 1'-0"



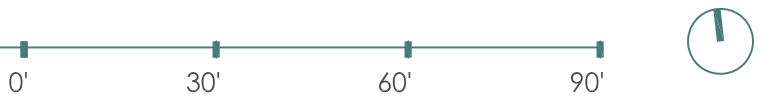
D FENCE SCREEN DETAIL
SCALE: 1/2" = 1'-0"

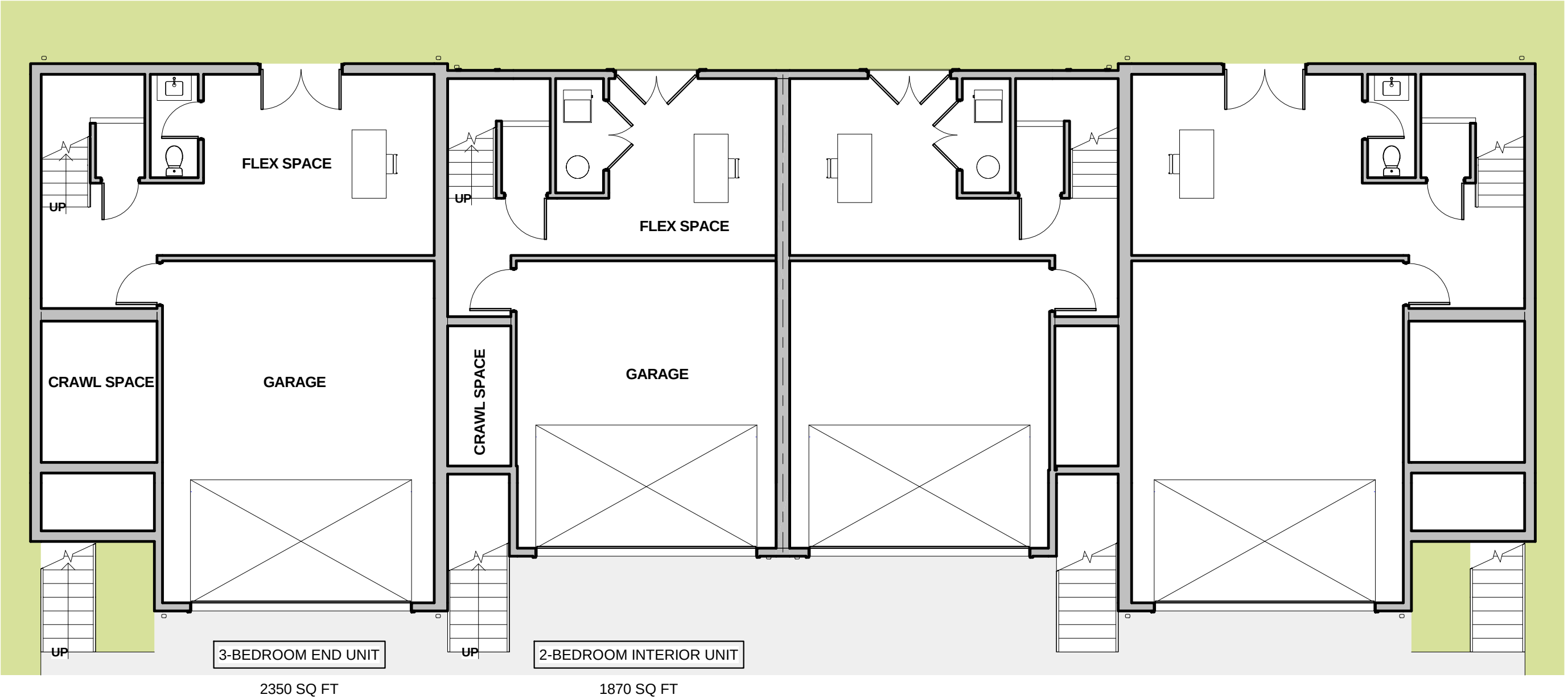




L3.01 - THE OLIVER DEVELOPMENT - ILLUSTRATIVE PLAN

reynoldsburg, ohio, 10.20.2020 - #20047





1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

THE OLIVER DEVELOPMENT
DD-02 TOWNHOUSE UNIT PLANS
LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1/8" = 1'-0"

GUNZELMAN
architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614-674-6696

GAI



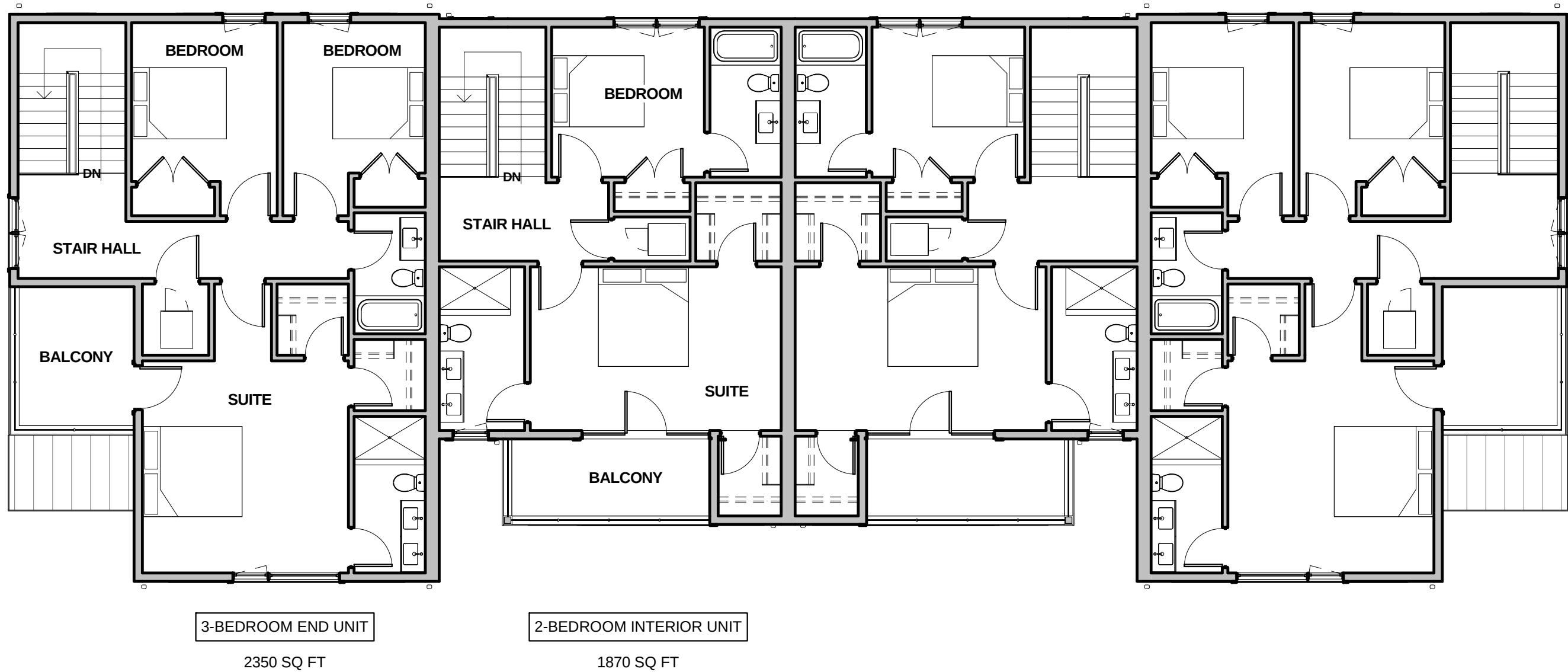
1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

THE OLIVER DEVELOPMENT
DD-03 TOWNHOUSE UNIT PLANS
LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1/8" = 1'-0"

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1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

THE OLIVER DEVELOPMENT
DD-04 TOWNHOUSE UNIT PLANS
LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1/8" = 1'-0"

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1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

THE OLIVER DEVELOPMENT
DD-05 APARTMENT UNIT PLANS
LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1/16" = 1'-0"

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architecture + interiors
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Columbus, OH 43206
614-674-6696

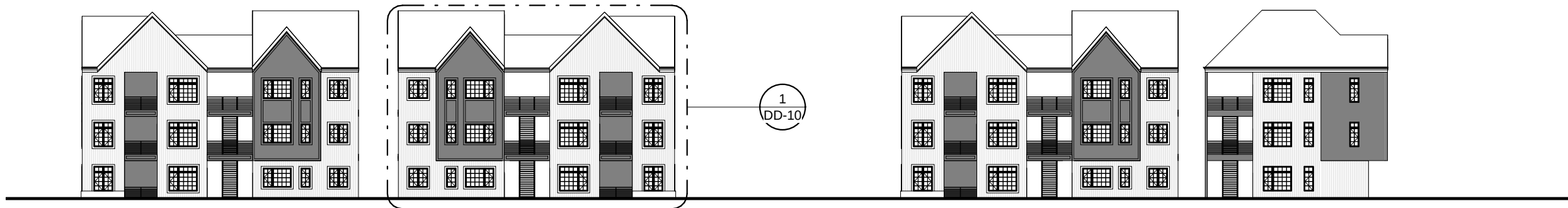




1 TOWNHOUSE STREET ELEVATION - SOUTH FACING
SCALE: 1/32" = 1'-0"



2 TOWNHOUSE & APARTMENT ELEVATION - WEST FACING
SCALE: 1/32" = 1'-0"



3 APARTMENT STREET ELEVATION - NORTH FACING
SCALE: 1/32" = 1'-0"

THE OLIVER DEVELOPMENT
DD-06 INTERIOR STREET ELEVATIONS
LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1/32" = 1'-0"

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1

4-UNIT TOWNHOUSE ELEVATION - SOUTH FACING

SCALE: 1/8" = 1'-0"

THE OLIVER DEVELOPMENT

DD-07 TOWNHOUSE UNIT ELEVATION

LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1/8" = 1'-0"

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10.21.2020

Packet Pg. 48



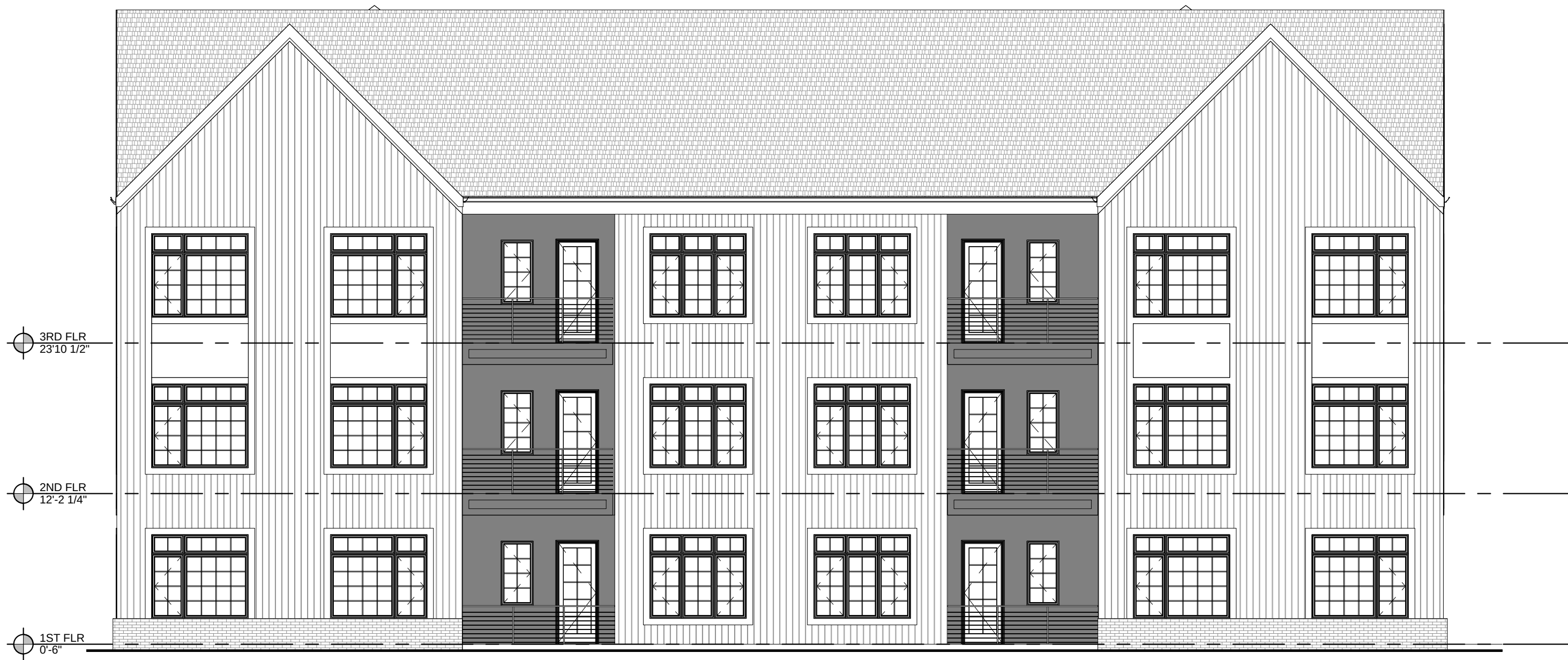
1 LANCASTER AVE. ELEVATION - WEST FACING
SCALE: 1/8" = 1'-0"

THE OLIVER DEVELOPMENT
DD-08 LANCASTER AVE. TOWNHOUSE ELEVATIONS
LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1/8" = 1'-0"

GUNZELMAN
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Columbus, OH 43206
614-674-6696

GAI



1 APARTMENT ELEVATION - WEST FACING
SCALE: 1/8" = 1'-0"

THE OLIVER DEVELOPMENT
DD-09 APARTMENT ELEVATIONS
LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1/8" = 1'-0"

GUNZELMAN
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333 Stewart Avenue
Columbus, OH 43206
614-674-6696





1 APARTMENT ELEVATION - NORTH FACING

SCALE: 1/8" = 1'-0"

THE OLIVER DEVELOPMENT

DD-10 APARTMENT ELEVATIONS

LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1/8" = 1'-0"

GUNZELMAN
architecture + interiors

333 Stewart Avenue
Columbus, OH 43206
614-674-6696

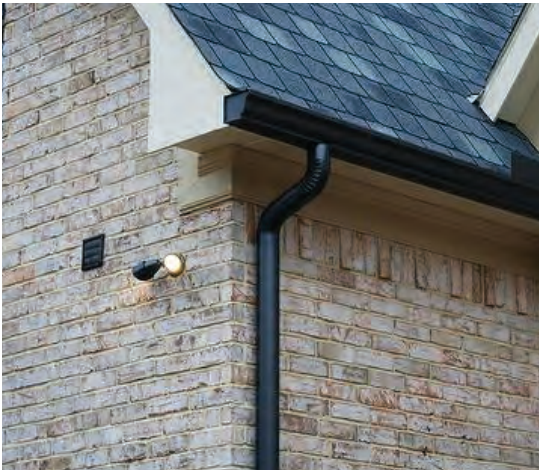
GAI

10.21.2020

Packet Pg. 51



BRICK | HAMILTON PARKER OR EQ. | GLEN GERY OR SIM.



K-STYLE METAL GUTTERS & DOWNSPOUTS



DIMENSIONAL ASPHALT SHINGLES
CERTAINTEED OR EQ.

THE OLIVER DEVELOPMENT

DD-11 MATERIAL & PRODUCT SPEC

LANCASTER AVENUE - REYNOLDSBURG, OH



BOARD & BATTEN | HARDIE PANEL SMOOTH FINISH
1-1/2" BATTENS AT 12" INTERVALS



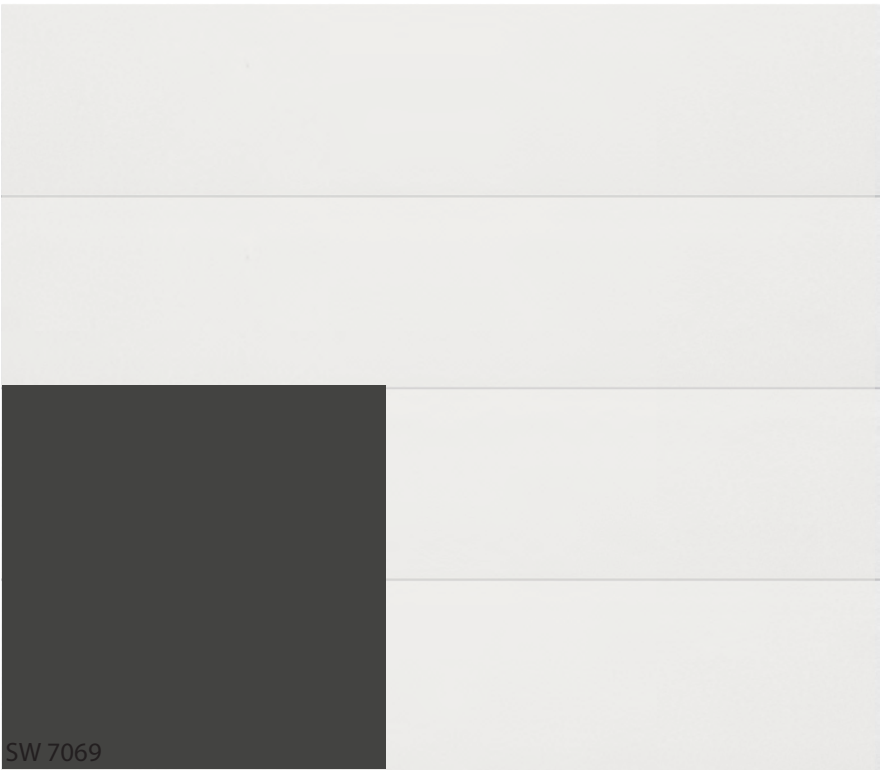
PANEL BOARD & TRIM | HARDIE FIBER CEMENT BOARD



FULL LITE ENTRY DOOR
THERMATRU OR EQ.



CASEMENT WINDOW
JELDWIN OR EQ.



FLUSH PANEL STEEL GARAGE DOOR
CLOPAY OR EQ.



THE OLIVER DEVELOPMENT

DD-12 RENDERING - TOWNHOUSE UNITS

LANCASTER AVENUE - REYNOLDSBURG, OH

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THE OLIVER DEVELOPMENT

DD-13 RENDERING - APARTMENT UNITS

LANCASTER AVENUE - REYNOLDSBURG, OH

GUNZELMAN
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 333 Stewart Avenue
 Columbus, OH 43206
 614.674.6696





THE OLIVER DEVELOPMENT

DD-14 RENDERING - LANCASTER AVENUE TOWNHOUSE UNITS

LANCASTER AVENUE - REYNOLDSBURG, OH

GUNZELMAN
 architecture + interiors
 333 Stewart Avenue
 Columbus, OH 43206
 614.674.6696





THE OLIVER DEVELOPMENT

DD-15 RENDERING - LANCASTER AVENUE MAIN ENTRY

LANCASTER AVENUE - REYNOLDSBURG, OH

GUNZELMAN
architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614.674.6696



THE OLIVER DEVELOPMENT

A new, medium-density residential development with exterior ammenity spaces including a dog park.

TOWNHOUSE UNITS (32) TOTAL

- (14)

3-BEDROOM UNITS
2-BATH | 2-1/2 BATH
2-CAR ATTACHED GARAGE
BONUS OFFICE SPACE
EXTERIOR PATIO & BALCONY SPACES

2350 SQ FT
- (18)

2-BEDROOM UNITS
2-BATH | 1-1/2 BATH
2-CAR ATTACHED GARAGE
BONUS OFFICE SPACE
EXTERIOR PATIO & BALCONY SPACES

1870 SQ FT

APARTMENT UNITS (56) TOTAL

- (18)

1-BEDROOM UNITS
1-BATH
BALCONY SPACE

615 SQ FT
- (18)

2-BEDROOM UNITS
1-BATH
BALCONY SPACE

767 SQ FT
- (18)

2-BEDROOM UNITS
2-BATH
BALCONY SPACE

998 SQ FT
- (2)

2-BEDROOM UNITS
2-BATH
BALCONY SPACE

1200 SQ FT



DENSITY

DENSITY MAX.	24 UNITS/ACRE
4.5 ACRE X 24	108 MAX
ACTUAL	88 TOTAL UNITS

PARKING

ATTACHED SINGLE-FAMILY
1-ENCLOSED, 1-UNENCLOSED MIN.
32 TOWNHOME UNITS X 2 = 64
ACTUAL 64 ENCLOSED

MULTI-FAMILY BUILDING
1 PER UNIT PLUS 1 PER EA. 5 UNITS
56 APT UNITS X 1 + 12 = 68 MIN.
ACTUAL 68 TOTAL SPACES

SETBACKS

FRONT MIN.	20'
SIDE YARD MIN.	8'
SIDE YARD MIN. AGGREGATE	20'
REAR YARD MIN.	30'

HEIGHT

HEIGHT MAX.	35' TOWNHOMES
	60' APARTMENTS
ACTUAL	35' TOWNHOMES
	42' APARTMENTS

LOT COVERAGE/OPEN SPACE

LOT COVERAGE MAX	60%
ACTUAL	66%

THE OLIVER DEVELOPMENT

DD-16 PROJECT DEVELOPMENT SUMMARY

LANCASTER AVENUE - REYNOLDSBURG, OH

G U N Z E L M A N
architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614.674.6696





THE OLIVER DEVELOPMENT

DD-17 LARGER SITE PLAN

LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE : 1" = 80'-0"

G U N Z E L M A N
architecture + interiors

333 Stewart Avenue
Columbus, OH 43206
614-674-6696

GAI



THE OLIVER DEVELOPMENT

DD-18 ADJACENT PARCEL EX. CONDITIONS PHOTOS

LANCASTER AVENUE - REYNOLDSBURG, OH

SCALE :

G U N Z E L M A N
architecture + interiors
333 Stewart Avenue
Columbus, OH 43206
614-674-6696





THE OLIVER DEVELOPMENT

DD-19 RENDERING - LANCASTER AVENUE TOWNHOUSE UNITS ALTERNATIVE

LANCASTER AVENUE - REYNOLDSBURG, OH

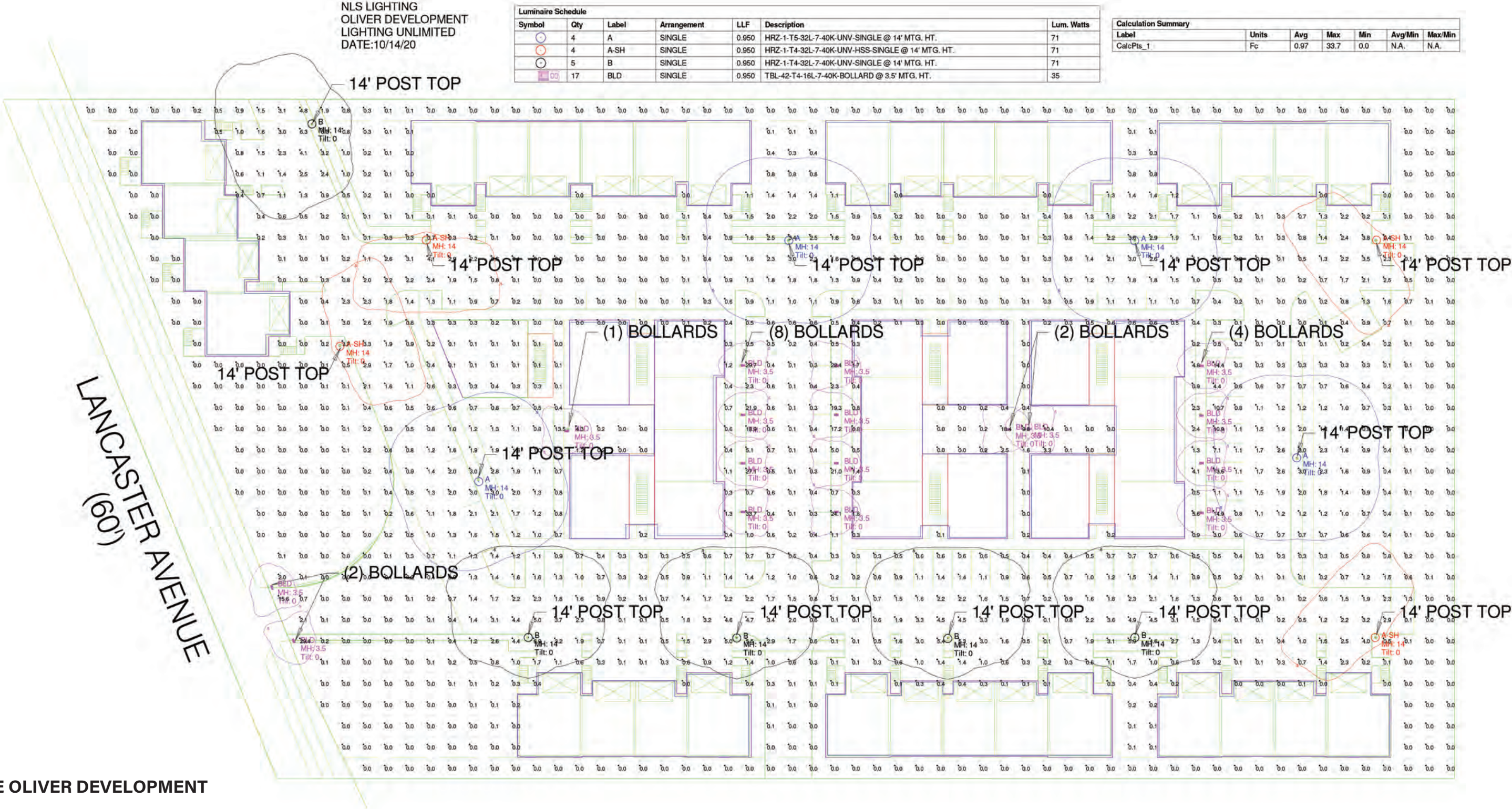
GUNZELMAN
 architecture + interiors
 333 Stewart Avenue
 Columbus, OH 43206
 614.674.6696



NLS LIGHTING
OLIVER DEVELOPMENT
LIGHTING UNLIMITED
DATE:10/14/20

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	4	A	SINGLE	0.950	HRZ-1-T5-32L-7-40K-UNV-SINGLE @ 14' MTG. HT.
	4	A-SH	SINGLE	0.950	HRZ-1-T4-32L-7-40K-UNV-HSS-SINGLE @ 14' MTG. HT.
	5	B	SINGLE	0.950	HRZ-1-T4-32L-7-40K-UNV-SINGLE @ 14' MTG. HT.
	17	BLD	SINGLE	0.950	TBL-42-T4-16L-7-40K-BOLLARD @ 3.5' MTG. HT.
					Lum. Watts
					71
					71
					71
					35

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	0.97	33.7	0.0	N.A.	N.A.

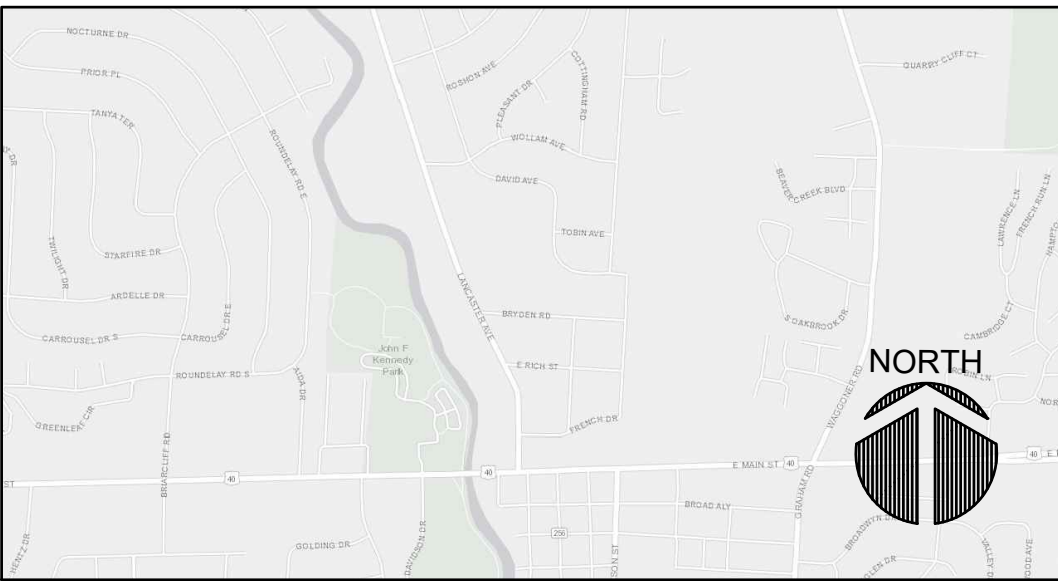


THE OLIVER DEVELOPMENT

DD-20 LIGHTING PLAN

LANCASTER AVENUE - RENOLDSBURG, OH

THE OLIVER DEVELOPMENT
MAJOR SITE PLAN
FOR
MULTI FAMILY RESIDENTIAL
SITE DEVELOPMENT
2020



LOCATION MAP
NO SCALE

SITE DATA:

OWNER/DEVELOPER	GUNZELMAN ARCHITECTURE + INTERIORS 333 STEWARD AVENUE COLUMBUS, OHIO 43206
OWNER CONTACT:	OLIVER GUNZELMAN 614-674-6696
PLAN DESIGNER:	OSBORN ENGINEERING 990 WEST THIRD AVENUE, SUITE 200 COLUMBUS, OH 43212 PHONE: 614-556-4272 EMAIL: JSTACHLER@OSBORN-ENG.COM
DEVELOPMENT:	MULTI FAMILY APARTMENTS
DISTURBED AREA:	4.28 AC
SITE GROUND COVER:	EXISTING: GREEN SPACE PROPOSED: PARKING LOT AND BUILDINGS
SITE DRAINS TO:	RETENTION BASINS
ADJACENT AREAS:	RESIDENTIAL

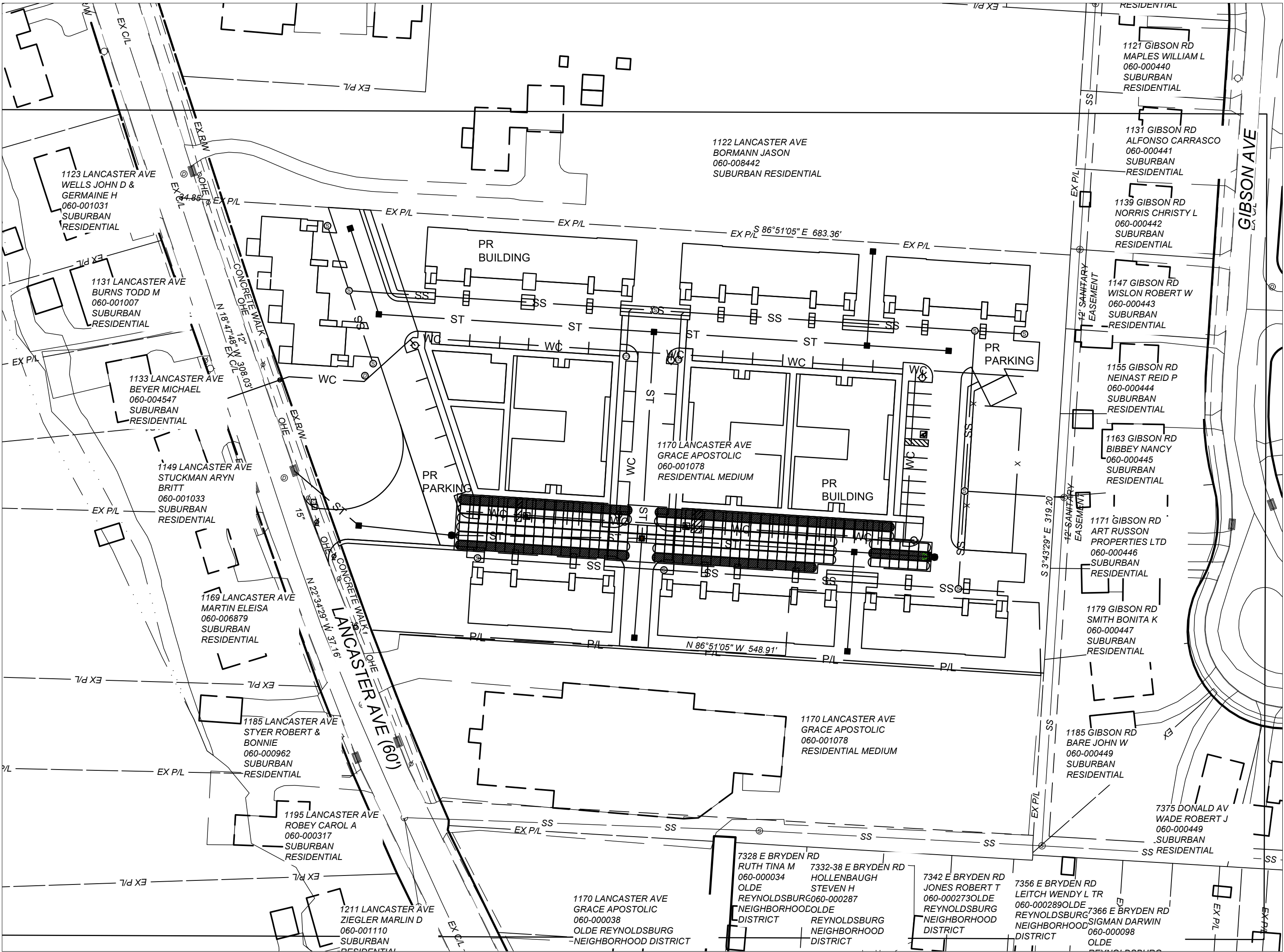
PARKING CALCULATIONS

ATTACHED SINGLE-FAMILY
REQUIRED:
1-ENCLOSED, 1-UNENCLOSED MIN.
32 TOWNHOME UNITS X 2 = 64

PROVIDED: 64 ENCLOSED

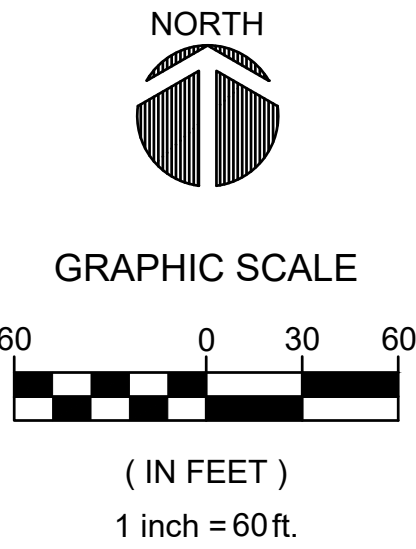
MULTI-FAMILY BUILDING
REQUIRED:
1 PER UNIT PLUS 1 PER EA. 5 UNITS
56 APT UNITS X 1 + 12 = 68 MIN

PROVIDED: 68 TOTAL SPACES



INDEX MAP
SCALE: 1"=60'

UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
CALL 800-362-2764 (TOLL FREE)
OHIO UTILITIES
PROTECTION SERVICE
NON-MEMBER
MUST BE CALLED DIRECTLY



SHEET INDEX

G0.01	TITLE SHEET
C1.01	SITE PLAN
C1.02	LANDSCAPE PLAN
C1.03	UTILITY PLAN
C1.04	PARKING PLAN



THE OLIVER
DEVELOPMENT

MULTI-FAMILY
RESIDENTIAL
SITE
DEVELOPMENT

CITY OF
REYNOLDSBURG
FRANKLIN COUNTY
OHIO

TAG	ISSUED	DATE

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DRAWN BY
CHECKED BY
CLIENT PROJ. NO.

OSBORN PROJ. NO.
J20160152.000

TITLE
SHEET

DRAWING NO.

G0.01



THE OLIVER
DEVELOPMENT
MULTI-FAMILY
RESIDENTIAL
SITE
DEVELOPMENT

CITY OF
REYNOLDSBURG
FRANKLIN COUNTY
OHIO

TAG	ISSUED	DATE

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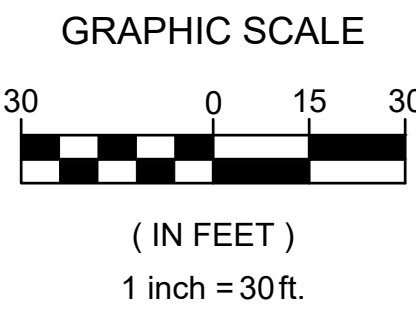
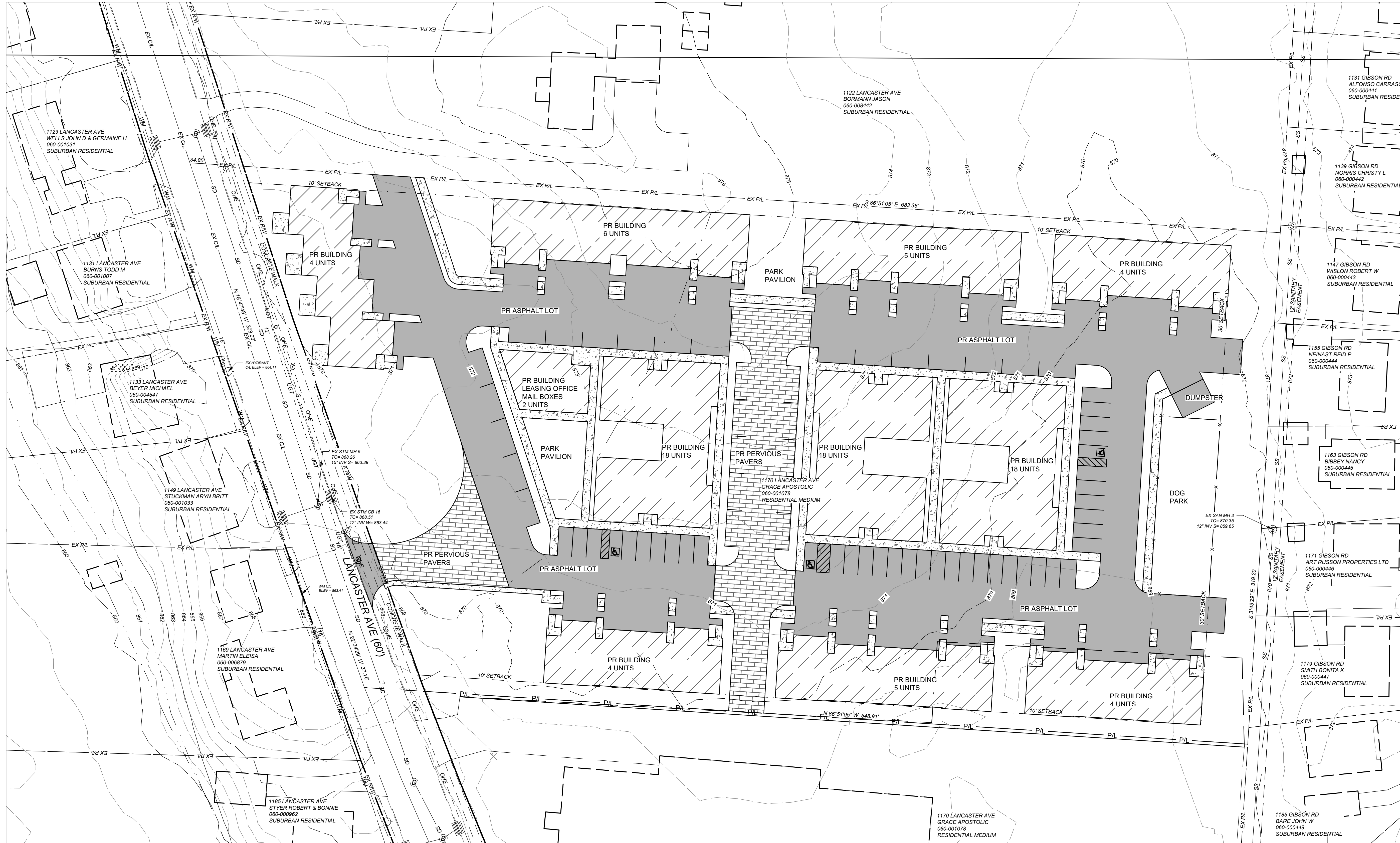
DRAWN BY
CHECKED BY
CLIENT PROJ. NO.

OSBORN PROJ. NO.
J20160152.000

SITE PLAN

DRAWING NO.

C1.01





THE OLIVER DEVELOPMENT
MULTI-FAMILY RESIDENTIAL SITE DEVELOPMENT

CITY OF REYNOLDSBURG
FRANKLIN COUNTY OHIO

TAG	ISSUED	DATE

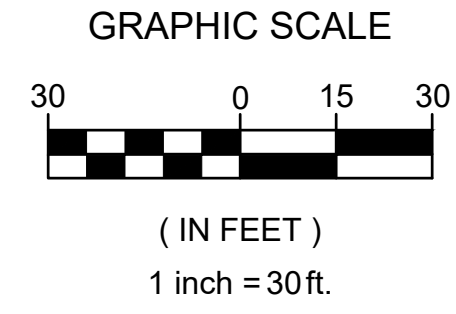
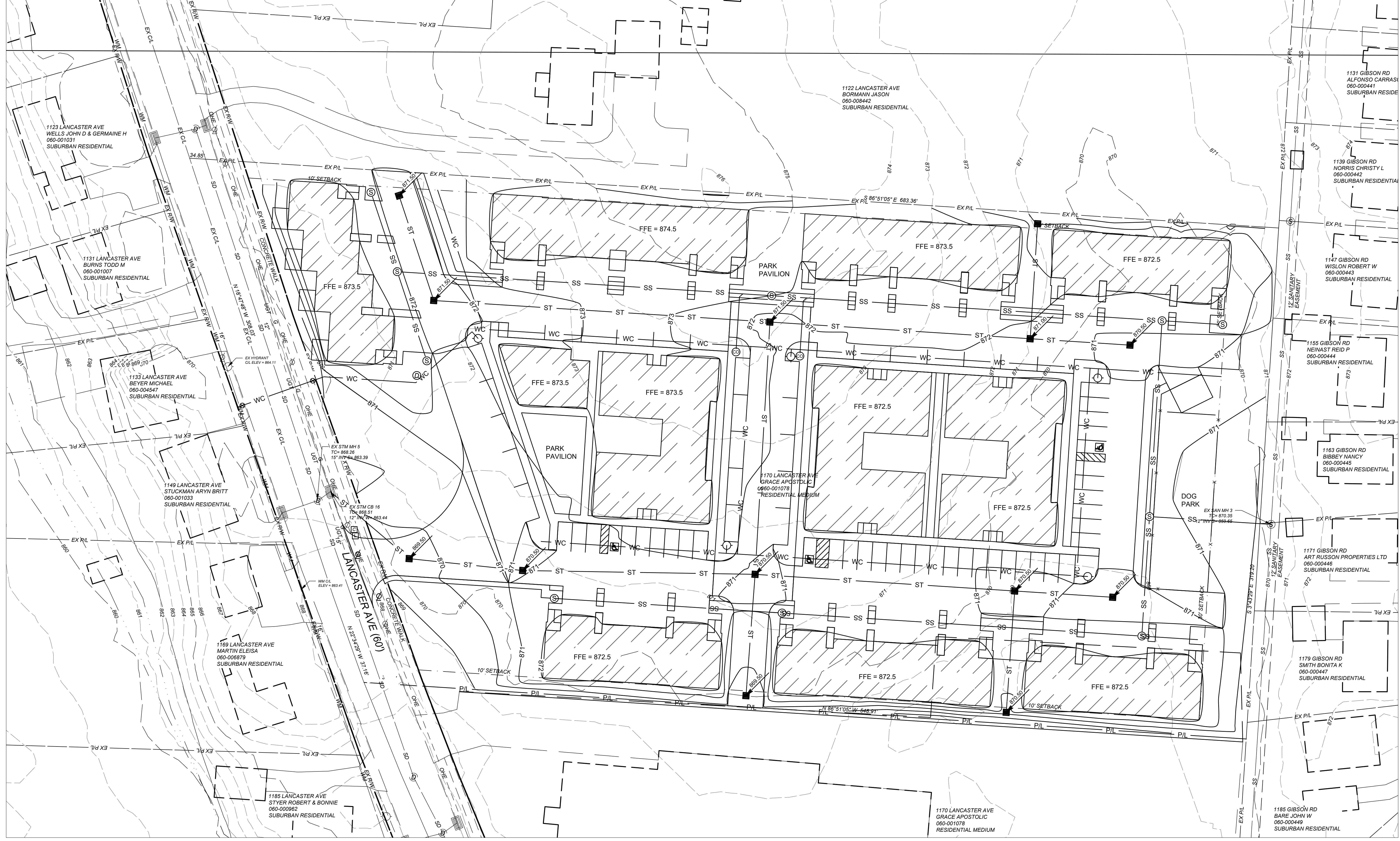
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CLIENT PROJ. NO.
OSBORN PROJ. NO. J20160152.000

GRADING PLAN

DRAWING NO.

C1.02



D

C

B

A

1

2

3

4

5

6



THE OLIVER DEVELOPMENT
MULTI-FAMILY RESIDENTIAL SITE DEVELOPMENT

CITY OF REYNOLDSBURG
FRANKLIN COUNTY OHIO

TAG	ISSUED	DATE

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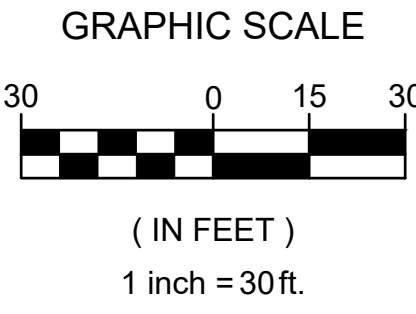
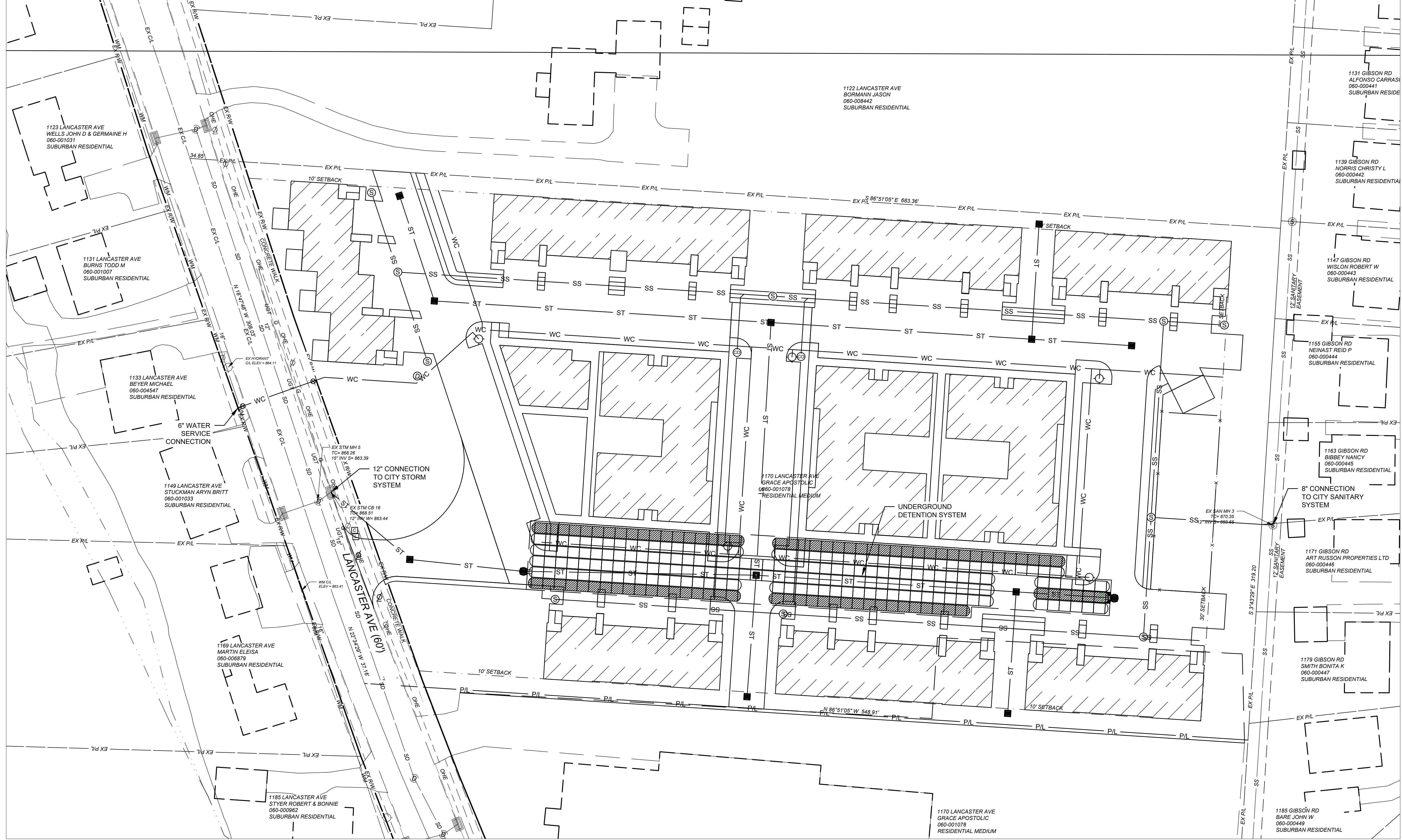
DRAWN BY
CHECKED BY
CLIENT PROJ. NO.
OSBORN PROJ. NO. J20160152.000

UTILITY PLAN

DRAWING NO.

C1.03

Attachment: 05 Oliver_20201020 - The Oliver Civil Set (App #2020-5461, 1170 Lancaster Avenue, Laurie Gunzelman)





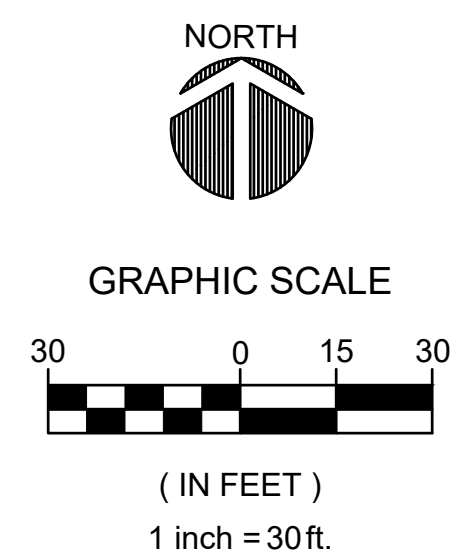
CITY OF
REYNOLDSBURG
FRANKLIN COUNTY
OHIO

TAG	ISSUED	DATE
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PARKING PLAN

C1.04



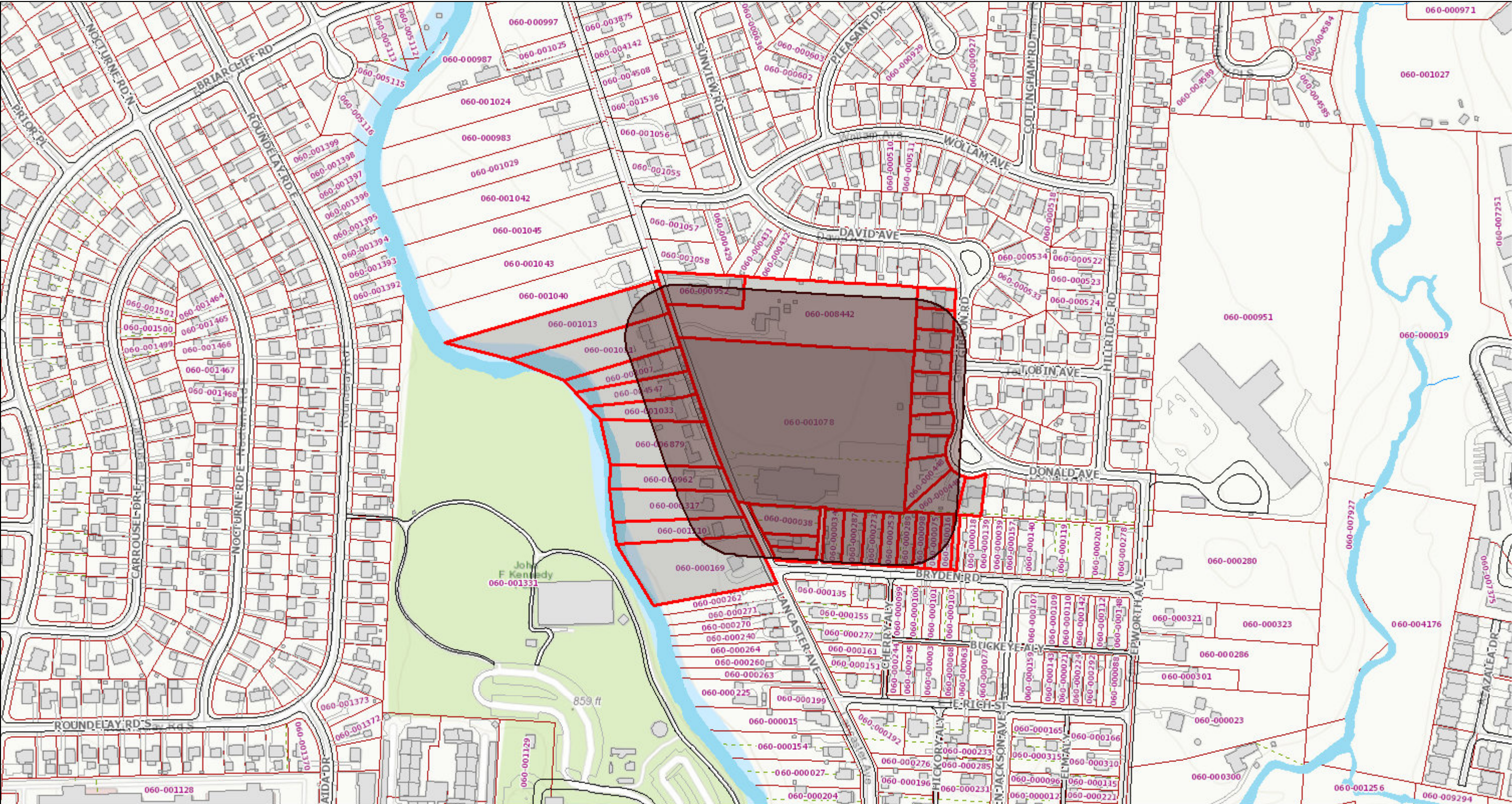
PROVIDED: 68 TOTAL SPACES

Buffer search results

Results 1 - 36 of 36

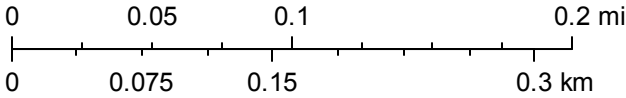
	Alt ID	Site Address	Owner 1	Owner 2
060N082 02200	060-000169-00	1221 LANCASTER AV	DOIG DAVID	MULLEN KIRA
060N082 02300	060-001110-00	1211 LANCASTER AV	ZIEGLER MARLIN D	SANDRA K
060N082 02400	060-000317-00	1195 LANCASTER AV	ROBEY CAROL A	
060N082 02500	060-000038-00	1170 LANCASTER AV	GRACE APOSTOLIC THE	REFUGE OF REYNOLDSBURG
060N082 02700	060-000248-00	LANCASTER AV	RUTH STEPHEN D	
060N082 02800	060-000249-00	1216 LANCASTER AV	RUTH STEPHEN D	
060N082 02900	060-000034-00	7328 E BRYDEN RD	RUTH TINA M	ONO GEORGE Y
060N082 03000	060-000287-00	7332-7338 E BRYDEN...	HOLLENBAUGH STEVEN H	HOLLENBAUGH VALERIE S
060N082 03100	060-000273-00	7342 E BRYDEN RD	JONES ROBERT T	
060N082 03200	060-000253-00	E BRYDEN RD	JONES ROBERT T	
060N082 03300	060-000289-00	7356 BRYDEN RD	LEITCH WENDY L TR	LEITCH GREGORY O TR
060N082 03400	060-000098-00	7366 E BRYDEN RD	SIGMAN DARWIN E	RENEE D
060N082 03500	060-000075-00	E BRYDEN RD	SIGMAN DARWIN E	RENEE D
060N082 03600	060-000016-00	7372 E BRYDEN RD	SIGMAN DANIELLE L	
060N082 03700	060-000041-00	E BRYDEN RD	SIGMAN DANIELLE L	
060N082B 10100	060-000450-00	7381 DONALD AV	CALLAM NICOLE V	CALLAM CHRISTOPHER
060N082B 10200	060-000449-00	7375 DONALD AV	WADE ROBERT J	
060N082B 10300	060-000448-00	1185 GIBSON RD	BARE JOHN W	BARE HELEN L
060N082B 10400	060-000447-00	1179 GIBSON RD	SMITH BONITA K	
060N082B 10500	060-000446-00	1171 GIBSON RD	ART RUSSO PROPERTIES LTD	
060N082B 10600	060-000445-00	1163 GIBSON RD	BIBBEY NANCY	BIBBEY WILLIAM
060N082B 10700	060-000444-00	1155 GIBSON RD	NEINAST REID P	NEINAST KRISTINE S
060N082B 10800	060-000443-00	1147 GIBSON RD	WILSON ROBERT W	
060N082B 10900	060-000442-00	1139 GIBSON RD	NORRIS CHRISTY L	JAMES R
060N082B 11000	060-000441-00	1131 GIBSON RD	ALFONSO CARRASCO	
060N082B 11100	060-000440-00	1121 GIBSON RD	MAPLES WILLIAM L	
060N082B 12500	060-000952-00	1116 LANCASTER AV	NEUBIG WALTER J	
060N082B 12501	060-008442-00	1122 LANCASTER AV	BORMANN JASON	BORMANN BLANCA
060N082B 12700	060-001078-00	1170 LANCASTER AV	GRACE APOSTOLIC THE	REFUGE OF REYNOLDSBURG
060O 106E 06700	060-000962-00	1185 LANCASTER AV	STYER ROBERT & BONNIE	
060O 106E 06701	060-006879-00	1169 LANCASTER AV	MARTIN ELEISA	
060O 106E 06900	060-001033-00	1149 LANCASTER AV	STUCKMAN ARYN BRITT	
060O 106E 07000	060-004547-00	1133 LANCASTER AV	BEYER MICHAEL	BEYER KAREN
060O 106E 07100	060-001007-00	1131 LANCASTER AV	BURNS TODD M	
060O 106E 07200	060-001031-00	1123 LANCASTER AV	WELLS JOHN D & GERMAINE H	
060O 106E 07300	060-001013-00	1111 LANCASTER AV	MYERS FRED H	MYERS CARMENCITA P

Attachment: Franklin County Auditor (App #2020-5461, 1170 Lancaster Avenue, Laurie Gunzelman)



October 26, 2020

1:4,331



Franklin County Auditor
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

October 27, 2020

Planning Commission
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: The Oliver – Major Site Plan #2020-5461
Staff Report

Planning Commission:

Below is the staff review of the above referenced application.

1. Project Summary

- a) The applicant, Laurie Gunzelman, is requesting Planning Commission approval of a Major Site Plan for the construction of a new medium-density residential development with exterior amenity spaces, including a dog park. The development will consist of 32 2- and 3-bedroom townhouse units as well as 56 1- and 2-bedroom apartment units. The existing 4.5 acre site is vacant. 70% of all land use will be owner-occupied.

2. Zoning Review

- a) The property is within the Residential Medium (RM) Zone. The proposed use ('Dwelling - Attached Single-Family' and 'Dwelling - Multi-Unit Building') is listed as a permitted use in this district.
- b) The proposed development complies with the RM Zone in terms of building height (35 feet), lot coverage (66% including 10% credit for green space/pervious surface), and setback requirements. The RM Zone allows a maximum density of 24 units an acre, or 108 units on a 4.5 acre site. The total number of proposed units is 88, for a density of 19.5 units an acre.
- c) The required parking for the townhomes is 1 enclosed and 1 unenclosed off-street parking space. For apartments, the requirement is 1 space per unit plus 1 per each 5 units. The applicant has met this requirement.
- d) Access to the site and all units will be from a single, full-access drive from Lancaster Avenue. The applicant has submitted a traffic access evaluation prepared by Osborn Engineering, noting that the proposed

development will have a negligible impact on average daily traffic along Lancaster Avenue.

- e) Screening between residentially-zoned properties is not required, however the proposed development calls for an evergreen hedge and trees along the Northern, Eastern, and Southern perimeter of the lot to screen from existing single-family homes, as well as the Grace Apostolic Church.
- f) The proposal also notes the provision of 11 small ornamental street trees as required by code.
- g) Separate zoning sign permits will need to be submitted for all site signage.

3. Staff Recommendation

- a) The Commission shall consider whether the proposed Major Site Plan is consistent with the standards contained in the City's zoning ordinance and Comprehensive Master Plan.

If you have any questions or comments, please feel free to contact us.

2021 Reynoldsburg Meetings

January						
S	M	T	W	T	F	S
					X	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	X	19	20	21	22	23
24	25	26	27	28	29	30
31						

February						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	X	16	17	18	19	20
21	22	23	24	25	26	27
28						

March						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	X					

June						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July						
S	M	T	W	T	F	S
				1	2	3
4	X	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September						
S	M	T	W	T	F	S
			1	2	3	4
5	X	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	X	12	13
14	15	16	17	18	19	20
21	22	23	24	X	X	27
28	29	30				

December						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	X	X	25
26	27	28	29	X		

	Planning Commission Mtg - 6:00 pm	
	BZBA Mtg - 6:30 pm	
	Organizational Mtg - 6:30 pm	
	Council/Committee Mtgs	7:30 pm
X	Holiday- City Offices Closed	